

APPENDICES

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* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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APPENDIX A

Amendment Application

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**APPLICATION TO AMEND THE LAND USE PLAN MAP OF THE COMPREHENSIVE
DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Wonderly Holdings, Inc.
260 Crandon Blvd., Suite 26C
Key Biscayne, Florida 33149
Phone: (305) 444-1215

HL Mills Family LLC
12790 S. Dixie Highway
Miami, Florida 33156
Phone: (305) 444-1215

Luis A. Posada
260 Crandon Blvd., Suite 26C
Key Biscayne, Florida 33149
Phone: (305) 361-9800

Section 31 Tract 50 Corp
132 Minorca Ave.
Coral Gables, Florida 33134
Phone: (305) 444-7333

Irma Yaffar Trs
711 Biltmore Way, #401
Coral Gables, Florida 33134
Phone: (305) 441-6900

G.C.A.M. Investment Corp.
10000 SW 56th St., Suite #32
Miami, Florida 33165
Phone: (305) 595-8220

Limonar Development, Inc.
260 Crandon Blvd., Suite 26C
Key Biscayne, Florida 33149
Phone: (305) 444-1215

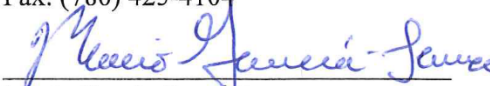
Section 31 Tract 19 Corp.
132 Minorca Ave.
Coral Gables, Florida 33134
Phone: (305) 444-7333

Largo Enterprises, LLC
11285 SW 211 Street, #301
Cutler Bay, Florida 33189
Phone: (305) 235-3145

2. APPLICANT'S REPRESENTATIVES

Mario Garcia-Serra, Esq.
Gunster, Yoakley, & Stewart, P.A.
600 Brickell Avenue
Miami, Florida 33131
MGarcia-Serra@gunster.com
Phone: (305) 376-6061
Fax: (786) 425-4104

By:


Mario Garcia-Serra, Esq.

Date

5-29-15

Francisco Pines, Esq.
Francisco J. Pines, P.A.
3301 Ponce de Leon Boulevard
Coral Gables, Florida 33134
FPines@pinesgroup.com
Phone: (305) 444-1215

By:


Francisco Pines, Esq.

Date

5-29-15

3. DESCRIPTION OF REQUESTED CHANGE

- A.
- i. An expansion of the Urban Development Boundary (“UDB”) to include the application area
 - ii. Amendment to the Land Use Element to create the “Green City Miami” Land Use category.
 - iii. Amendment to the Land Use Element, Land Use Map so as to change the designation of the application area from Agriculture to Green City Miami.
 - iv. Amendment to the Future Land Use Map for the designation of a new Metropolitan Urban Center and Community Urban Center.
 - v. Amendment to the Land Use Element so as to amend policy LU-8F and create new policy LU-8J.
 - vi. Amendments to the Traffic Circulation Subelement, Figure One, Planned Year 2025 Roadway Network, Figure Three, Roadway Functional Classification Year 2025, and Figure Six, Planned Non-Motorized Network Map:
 - That SW 167 Avenue be designated as a 4-lane roadway from SW 88 Street to SW 64 Street on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 72 Street be designated as a 4-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 64 Street be designated a 2-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 80 Street be designated a 2-lane roadway from SW 157 Avenue to Krome Avenue on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That a perimeter road be designated a 2-lane roadway along Krome Avenue from 64 Street to 88 Street on the Planned Year 2030 Roadway Network Map (Figure 1 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 72 Street be designated as a County Minor Arterial roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
 - That SW 167 Avenue be designated as a County Minor Arterial roadway from SW 88 Street to SW 64 Street on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)

- That SW 64 Street be designated as a Collector roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That SW 80 Street be designated as a Collector roadway from SW 157 Avenue to Krome Avenue on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That a perimeter road be designated as a Collector roadway along Krome Avenue from 64 Street to 88 Street on the Roadway Functional Classification 2030 Map (Figure 3 of the Traffic Circulation Subelement of the Transportation Element)
- That a bike lane be designated along SW 88 Street between SW 167 Avenue and SW 177 Avenue; along SW 177 Avenue between SW 88 Street and 64 Street; along 64 Street between SW 167 Avenue and SW 177 Avenue; and along SW 167 Avenue between 64 Street and 88 Street on the Planned Non-Motorized Network 2030 Map (Figure 6 of the Traffic Circulation Subelement of the Transportation Element)

B. Description of Application Area

The subject property includes the area west of 167th Avenue and East of Krome Avenue between SW 64th Street and North Kendall Drive as described in **Exhibit A** (“Application Area”).

- C. Gross Acreage of UDB Application Area: 859 acres; Gross Acreage of Land Use Designation Application Area: 819 acres
 Net Acreage of UDB Application Area: 831.4 acres; Net Acreage of Land Use Designation Application Area: 791.4 acres
 Acreage of Application Area owned by Co-Applicants: 642.6 net acres

D. Requested Change

The Applicant is requesting amendments to Land Use Element Policy LU-8F and the creation of a new policy LU-8J so as to provide for a larger range residential needs analysis as well as a new policy that encourages larger scale transit oriented developments to meet that need. Applicant further requests that the UDB be shifted to include the 859-gross-acre Application Area. This inclusion in the UDB requires a change to the Land Use Map designation on the Application Area from “Agriculture” to “Green City Miami”, the adoption of a “Green City Miami” land use category, the designation of new Metropolitan and Community Urban Centers, and the re-designation of certain segments of SW 72nd Street (Sunset Drive) and SW 167th Avenue from minor roadways to major roadways.

4. REASONS FOR AMENDMENT

These proposed amendments to the Miami-Dade CDMP are motivated by the need for longer range planning for a community whose population growth is disproportionately influenced by unanticipated international events and whose real estate market is more prone than the average to dramatic swings in

activity which, when combined with a highly regulated development approval process, compresses the amount of time during which residential units may be constructed to meet increased demand. These factors have historically led to a situation where the affordability of housing and the ill effects of suburban sprawl type development are near constant issues. The amendments proposed for the Green City Miami project intend to break this unintended negative cycle by planning for population growth and increased housing demand in a longer range, more flexible, and more error proof manner and by providing for a larger scale, self-sufficient, transit oriented development in western Miami-Dade County that can meet increased demand for housing, without the ill effects of suburban sprawl, in an area which has been designated for future growth for over 30 years.

Proposed Text Amendments

Three text amendments are proposed as summarized below:

- 1) **Amendment to Policy LU-8F.** The proposed amendment to Policy LU-8F addresses the timeframe for conducting the “needs” analysis which determines whether sufficient “development capacity” is available within the UDB to accommodate projected growth. The policy currently requires development capacity to accommodate growth projected on a countywide basis for 10 years following approval of the Evaluation and Appraisal Report (EAR) plus an additional five year period for a total UDB residential capacity of 15 years. The proposed amendment modifies the policy to extend countywide UDB development capacity by five years for a total of 20 years following the most recent EAR-based amendments, and to allow land use amendments during the intervening period between EAR-based amendments, provided that the resulting UDB capacity would not exceed 20 years.

The proposed amendment to Policy LU-8F is warranted for several reasons:

A. Six Year UDB Capacity is Not Adequate. The current policy does not maintain adequate UDB capacity to allow the real estate/housing market to operate in an effective manner. Pursuant to the current policy, Miami Dade County evaluated UDB development capacity in 2010 (adoption year of the EAR and a historic low point for the local economy) to confirm adequate countywide UDB capacity through 2025 (i.e., 15 years beyond the EAR adoption date). The next EAR adoption is due by 2017 based on the state’s adopted schedule. The EAR-based amendments will be adopted in 2019 based on the pending schedule. At that point, prior to the adoption of the EAR-based amendments to provide additional supply, the UDB development capacity will have dwindled to only six years (i.e., through 2025), assuming that the population projections were accurate and did not under-project growth. The current policy does not provide adequate capacity to accommodate the operation of the real estate market to provide diverse housing choices, avoid an unduly tight housing market and to achieve housing price points that are acceptable for workforce housing and affordable housing.

B. Projection Error

“Projection error” refers to the difference between projected population and actual population for a give forecast year. It does not mean that a mathematical error necessarily occurred or that a population projection was not based on appropriate considerations. Rather, all population projections are susceptible to some degree of error due to the uncertainty of future conditions. The important point is how best to consider such error in addressing policy considerations, such as UDB Capacity and housing affordability. Natural growth (i.e., births minus deaths) is quite stable in Miami Dade County; however, domestic

migration and international immigration fluctuates and is influenced by many factors that make projections inherently difficult and subject to error. In addition, data sources to document migration rates are also susceptible to error, particularly for international immigration. IRS documentation confirms only documented workers, which fails to account for undocumented workers, retirees/elderly, and those below 18 years of age. Similarly, U.S. Census surveys conducted through the American Community Survey (ACS) result in significant margins of error due to sampling error. In addition, the ACS acknowledges bias error resulting in underestimation of urban population, particularly within communities, such as Miami Dade County, which experience higher proportions of homeless due to the favorable climate and higher proportions of undocumented immigrants resulting from its location and existing Latin / Caribbean population base. Thus, even decennial censuses that are utilized as a benchmark are likely underestimating actual population.

The current policy results in only a six year UDB supply, assuming no under-projection error. However, accounting for potential error for the above reasons, the UDB supply could be substantially lower than six years and would not be re-verified and corrected until after the next decennial census in 2020. For example, consider a scenario in which the 2010 projection of 2025 population resulted in a 7% under-projection error. Converted to years, this would basically mean that the 2025 projection was achieved by 2024. This would mean that the UDB actually provided only five years of capacity by 2019. While population forecasts do not account for extreme events, an immigration wave is certainly possible due to natural catastrophe, political instability abroad, war, and other international events.

Finally, it would be reasonable to acknowledge that economic forecasts are also particularly challenging at this time in history. The pre-recession growth spike followed by the deep recession, as well as the related financial crisis and restructuring, inherently makes short and long term financial and economic forecasts challenging. Miami Dade County over-projected the 2010 population, which occurred as a result of pre-recession high growth resulting in over projections that did not account for the length and depth of the recession and the slower than expected recovery from the recession. This illustrates the challenge in accurately projecting population growth during periods impacted by changing economic cycles.

It is important to put these economic and population projections into perspective for Miami Dade County. In general, population projections are more accurate for larger jurisdictions as compared to smaller population areas. It is also generally correct that population projections for larger jurisdictions which are maturing and approaching build out will tend to have less error as compared to jurisdictions that are not approaching build out, as the growth rates are typically slower for the maturing community. Both of these points are generally true for Miami Dade County, and, therefore, population projections have historically not erred by significant percentages. However, a small percentage error applied to a large population base can translate to significant differences in terms of absolute housing demand numbers.

Miami-Dade's population projections in 2012 were tempered by the influence of the major recession, which has likely resulted in a conservative projection of 2015 population. The U.S. Census official population estimate for Miami Dade County for July 1, 2014 is 2,662,874. By comparison, Miami Dade County's 2015 population projection 2,602,505 or about 60,000 fewer persons as compared to the 2014 Census estimate. This translates to an additional need for more than 20,000 housing units if the U.S. Census estimate is accurate. While staff has correctly pointed out the fluctuation of census estimates, this is in part due to the nature of IRS data which requires two years (two returns) to confirm a change in household location. The Office of Economic and Demographic Research publishes the

state's official population projections. EDR's 2014 population projection for Miami-Dade County's 2025 population is 2,932,378, while County staff's 2012 population projection for year 2025 was 2,857,605, or about 75,000 fewer persons by comparison. At 3.0 persons per household, the 2025 projected difference translates to 25,000 dwelling units, even though the percentage difference is only 3.5%. At 10 units per acre, this translates to the need for 2,500 acres of additional UDB capacity just to account for the small percentage difference.

These comparisons are not intended to criticize staff and do not prove that staff's projections are under-projected through 2015, as a decennial census would be required to prove such a finding. However, economic data confirm that Florida has experienced stronger than expected recovery during the past few years, and that Miami-Dade County has also experienced strong recovery. These factors have likely resulted in greater population growth as illustrated by the differences cited above. From a policy perspective, the question is how to respond to all of the factors discussed above. The current policy approach as reflected by Policy LU-8F is to assume that the projections may over-project demand and to err on the side of avoiding too much supply by significantly limiting UDB capacity and potentially allowing for less than five years of supply or substantially less in the event of a significant migration event. There are benefits to this restrictive policy approach. In general, this approach avoids over speculation in the market place, premature conversion of land for urban use and discourages urban sprawl. However, in general, this policy approach also limits the ability of the housing market to provide adequate housing choices to meet household demands across income levels, particularly for workforce and affordable housing. The question is whether a more refined policy approach could maintain the benefits, while minimizing the potential impacts on housing prices.

C. Housing Affordability

Housing prices are a function of supply and demand in the market place. The UDB policy impacts that fundamental relationship by controlling the amount of acreage that is available within the UDB to increase the supply of housing. Miami Dade County is ranked as the least affordable (relative to income) metropolitan area in the entire country, even though Florida is considered relatively favorable in terms of overall affordability. While it is admittedly difficult to prove the relative impact of the UDB policy on housing prices, it is reasonable to conclude that the UDB policy is a contributing factor. This impact is magnified when considering how much UDB "supply" is actually developed to achieve housing product in the market place. Isolated infill lots and properties within socio-economically depressed areas generally develop at a relatively slower rate due to the market challenges required to successfully develop such properties. As a result, significant supply exists within the UDB capacity that may not be realized as actual housing supply during the planning period.

The housing market responds to household preferences in terms of location, lifestyle, neighborhood quality and many other factors. Substantial development capacity exists within the UDB at geographic locations that will address only certain segments of the housing market. For example, substantial development capacity exists within downtown areas and near the coast, but such housing will meet only the very high end demands in the market place. Similarly, many properties overlooked by the market will, when eventually developed, be targeted for the very low end of the market. The UDB methodology does not take into account these market preferences or otherwise analyze the relative absorption rates of such properties to determine their likely potential for satisfying housing demand at different price points as a result of market preferences and household income limits.

For all of the reasons described in this overview, Policy LU-8F should be amended to provide additional development capacity and longer planning periods to properly address housing demands resulting from population growth. The proposed amendment will correct the current problem of allowing only a 15 year potential supply that is not reset until only six years of “theoretical development capacity” is available or potentially fewer years of capacity if under-projections occur due to improved economic conditions and/or, significant migration events. In support of this position, the Community Planning Act amended Chapter 163, Part II, of Florida Statutes in 2011, after the County’s adoption of the 2010 EAR so as to require that local governments not unduly restrict the operation of the real estate market in considering land use need. The proposed amendment, consistent with this mandate, adds an additional five year supply to achieve a more stable housing market by providing a regulatory framework which is more flexible and longer range in outlook. In addition, it will allow UDB amendments during the interim period between EAR-based amendments based on whether the UDB provides development capacity over 20 years as estimated from that point in time. This corrects the problem of the UDB development capacity significantly dwindling during the planning period.

Finally, the proposed amendment will not undermine the beneficial effects of the UDB in terms of avoiding over speculation and discouraging urban sprawl. Policies LU-8G and LU-8H provide criteria to ensure development occurs in a contiguous manner, at a minimum density of 10 units per acre and in a manner to achieve improved development form. The proposed amendment, especially in conjunction with the new proposed policy described below, will enhance the outcome of that process by allowing for more diverse housing choices and potentially increasing actual housing supply to allow for the housing market to operate in a more effective manner, which will facilitate more workforce and affordable housing.

- 2) **New Proposed Policy LU-8J.** The new proposed policy is intended to encourage Transit Oriented Villages (TOV) as a means to achieve affordable and workforce housing, reduce commuting costs for households (i.e., make more household income available for housing) and to achieve other important public policy objectives of the Miami Dade CDMP. The proposed TOV policy is intended to work in conjunction with the proposed amendment to Policy LU-8F to more effectively respond to the need for affordable housing in Miami Dade County and to provide a policy framework for preparing individual UDB amendments that qualify as TOVs based on the proposed policy.

The UDB policies do not currently recognize the inherent advantages that larger scale, master planned projects can achieve in terms of implementing public policy priorities, nor do the policies recognize opportunities and challenges occurring at the tier and sub-tier level which should be addressed through a more detailed area plan. The proposed amendment recognizes that larger scale projects (500 to 1,000 acres) can achieve many advantages that cannot otherwise be achieved through incremental development of individual parcels. These advantages include economy of scale to reduce housing production costs; design flexibility to achieve higher density and intensity by allowing for transition to adjacent properties; mixed use in conjunction with higher density and intensity to support transit, allow for a variety of housing products with varying price points and reduce commuting costs; and specific development programming to be responsive to the need of the particular sub-tier and immediate surrounding area. Larger scale projects can incorporate innovative development concepts to pursue new types of employment centers and other forms of development underrepresented within Miami Dade County. Such projects offer unique opportunities to address countywide and localized needs, while achieving

the objectives of the CDMP. However, such projects require longer term development periods which are difficult to implement under the current UDB policies.

The proposed amendment will allow TOV projects to phase their development programs by essentially reserving future UDB capacity for an additional five years beyond the 20-year period proposed in revised Policy LU-8F. In effect, the proposed TOV policy allows UDB amendments for TOVs to reserve a limited amount of future UDB capacity in exchange for incorporating specific and significant commitments to achieve targeted public policies. However, to ensure additional allocations are available for other important Countywide needs, the proposed amendment includes limits on how much UDB capacity may be reserved by individual TOV amendments and collectively by all TOV amendments. Thus, such amendments can individually utilize only 10% of the UDB capacity calculated for an additional five year period, while limiting all TOVs collectively to 30% of that additional five year capacity. This limitation will still allow the County to effectively implement the UDB program without limiting the possibility of smaller in fill development projects, while facilitating projects that will achieve the public priorities as outlined in the policy, including specific affordable and workforce housing commitments.

Any proposed TOV amendment must include guidelines and an illustration plan to demonstrate how it will comply with the TOV policy and to provide guidance for the implementation of a set of form-based zoning code regulations.

3) Proposed Green City Miami Amendment

The Green City TOV is located in the northwest quadrant of the intersection of Krome Avenue and Kendall Drive and encompasses 859 gross acres. As required by the TOV policy, the Green City amendment provides a new, proposed future land use category in order to tailor the planning and development of Green City to meet the unique needs within the South-Central tier, the western sub-tier and the immediate area near the property. In particular, the Green City TOV is planned to support the housing needs for a significant number of the workers projected to be employed at the nearby Baptist Hospital campus, including both workforce and affordable housing. At build out, Green City is planned to include 11,401 dwelling units, including row housing/townhomes adjacent to neighborhoods to the east, transitioning to moderate to high density multifamily areas within the core center at up to 75 units per acre to achieve price points required for the workforce and affordable housing thresholds set forth in the TOV amendment.

Baptist Hospital is within walking distance from Green City and will benefit greatly from the substantial Green City housing opportunities as well as the complementary, non-residential development that will support Baptist Hospital. Green City has been planned to incorporate a Sports and Health Village that will be one of a kind in south Florida. This village is intended to provide training and practice facilities for professional sports teams, including health care facilities and related research and development functions. Green City will also include ample commercial development that will be convenient for Baptist Hospital workers before and after their shifts, but will also be planned in conjunction with the higher density neighborhoods to achieve the core intensity required for a Metropolitan Urban Center (MUC), which is proposed as part of the TOV plan amendment as required by the TOV policy.

Green City is appropriately located to serve as a west end anchor of Kendall Drive and will be instrumental in achieving and maintaining premium transit service by establishing a concentrated node of activity, in conjunction with Baptist Hospital, which is essential for effective transit service. The scale of Green City will also allow for the location of substantial green spaces around the west wellfield to protect groundwater resources, as well as transitions in land use to

ensure compatibility with the mining operations across Krome Avenue. Green City provides a unique opportunity to plan and develop a mixed use, urban development at a scale and intensity not otherwise achievable along Kendall Drive. Green City will grow over time and develop to support Baptist Hospital and other development contemplated by the recent study completed by Florida International University. As the FIU study indicates, the west end lacks employment centers which are necessary in order to provide employment opportunities within the immediate area to reduce commuting. In addition, the FIU study recognizes the need for affordable and workforce housing to address existing and future housing deficiencies as well as the need for improved multimodal options to achieve greater mobility and reduce single occupant commuting. As the study indicates, greater densities and intensities are necessary to achieve all of those objectives and must be enabled through properly designed projects. Green City provides an opportunity to achieve all of those objectives in an appropriate manner, but will likely require some phased UDB development capacity in accordance with the new, proposed TOV policy.

Proposed Map Amendments

This application includes proposed amendments to the UDB so as to incorporate the Green City Miami site within the UDB, and to assign it the Green City Miami land use designation, as well as the appropriate accompanying amendments to several of the Traffic Subelement maps so as to ensure appropriate roadway and other transit (both mass transit and bicycle) capacity to the project. Considering the need to better plan for further population growth described above, we believe that the time has arrived for a large scale, self-sufficient, transit-oriented project in Western Miami-Dade and that these map amendments are justified by that conclusion. Please note that the development timeline for Green City Miami is estimated to take a total of 20 years which would translate to the construction of approximately 550 dwelling units per year during that time. This project is not motivated by a boom time rush to build suburban sprawl type housing. It is a well-planned effort to address the County's housing needs over a 20-year period of time by incorporating many of the CDMP's guiding principles into a promising project in a location designated by the County for urban expansion for over 30 years.

5. ADDITIONAL MATERIAL SUBMITTED

The following Exhibits are attached:

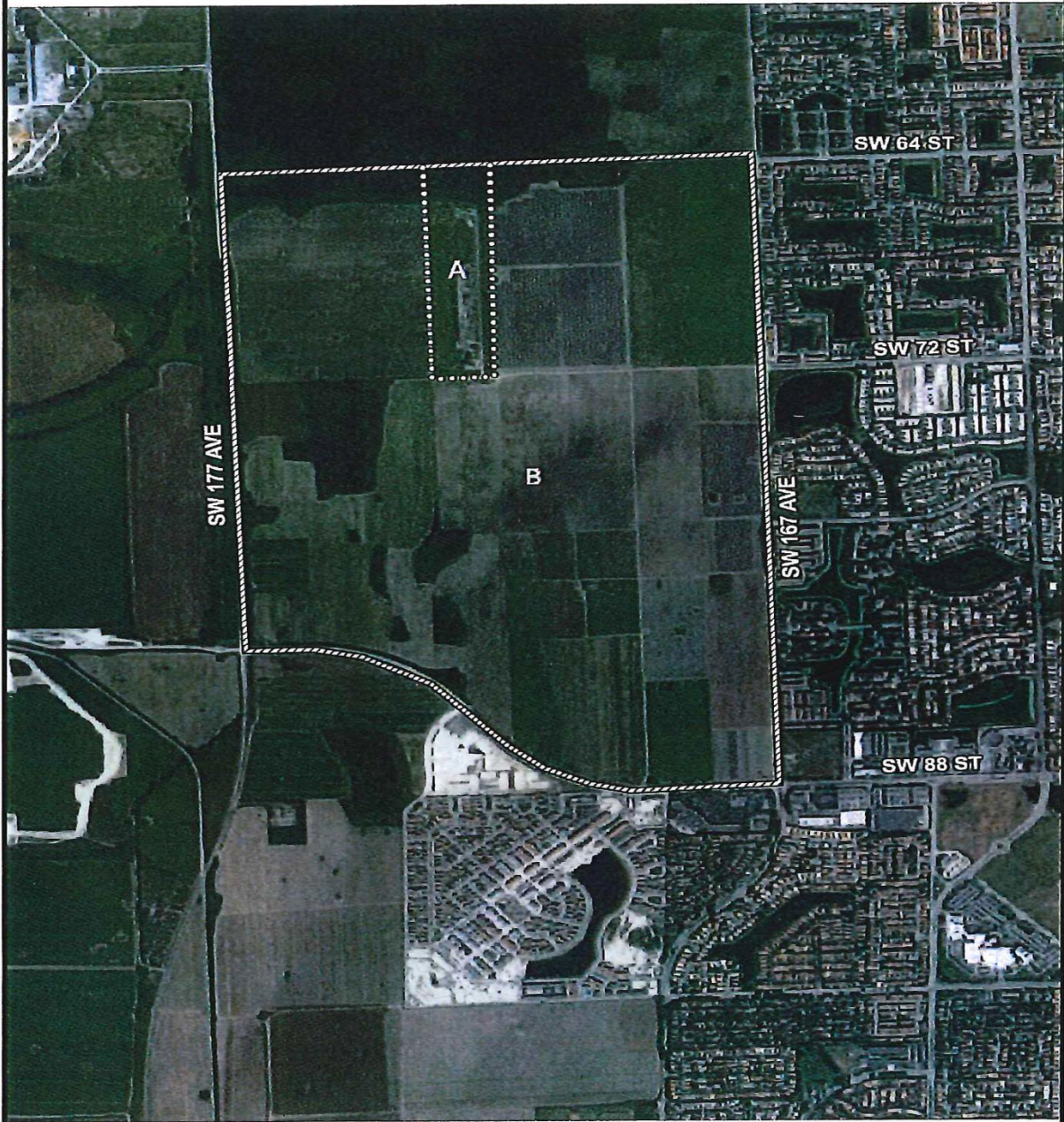
Exhibit A:	Legal Description of Application Area
Exhibit B:	Disclosure of Interest
Exhibit C:	Map of Application Area
Exhibit D:	Aerial Map
Exhibit E:	Proposed Green City Miami Land Use Category
Exhibit F:	Proposed Green City Miami Land Use Map Amendment
Exhibit G:	Proposed Text Amendments to Land Use Element
Exhibit H:	Proposed Traffic Circulation Subelement Maps
Exhibit I:	Reserved
Exhibit J:	Green City Miami Charrette
Exhibit K:	Wetland Evaluation Report
Exhibit L:	Utility/Infrastructure Analysis



Additional items in support of this application may be submitted at a later date.

6. DISCLOSURE OF INTEREST

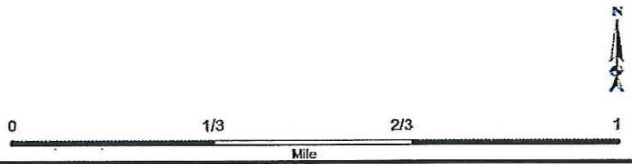
Attached as **Exhibit B**.

**GREEN CITY MIAMI
AERIAL PHOTO**



-  APPLICATION AREA
-  AREAS
- A: WELL FIELDS
- B: GREEN CITY MIAMI AREA

Source: Google Map



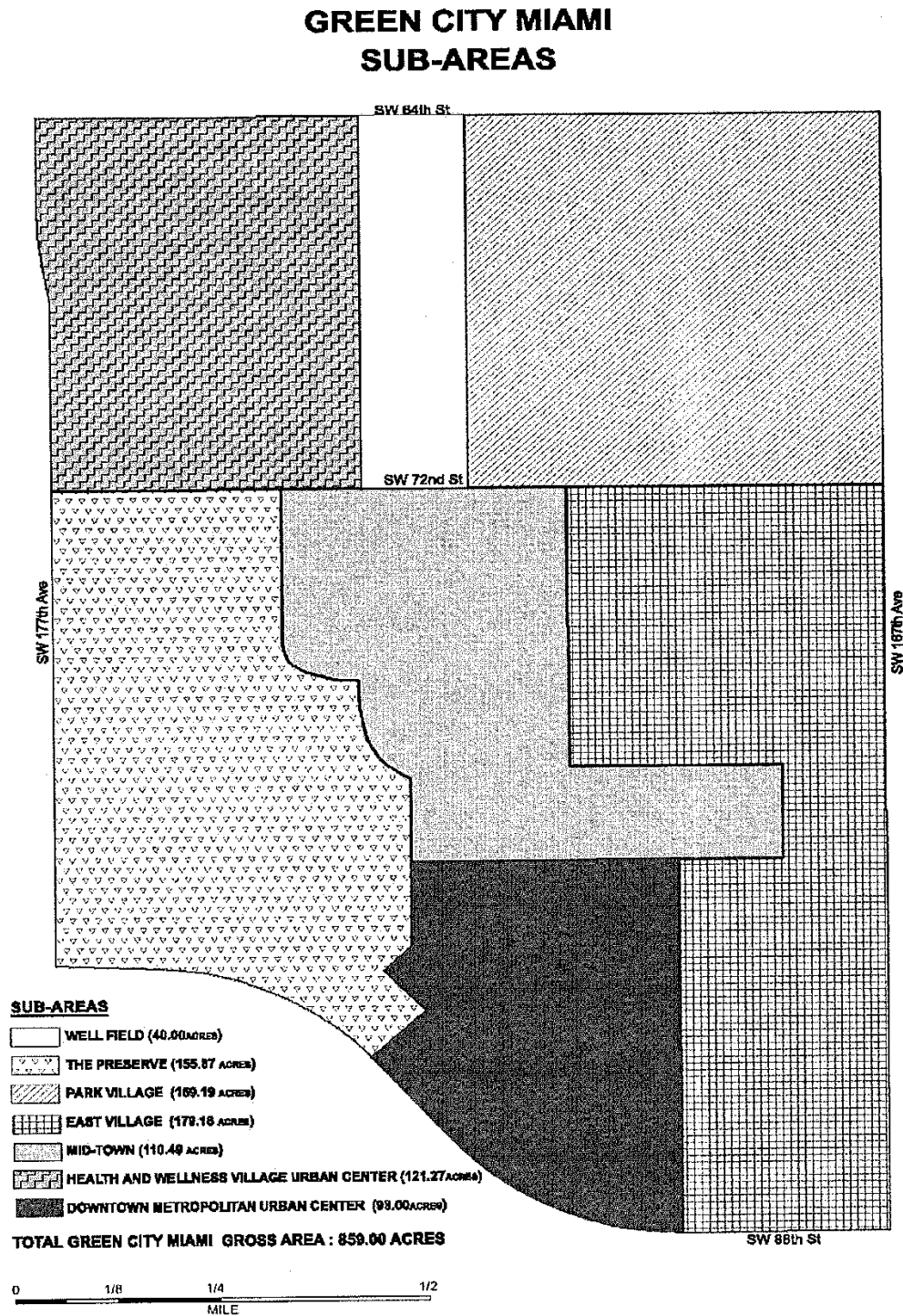
GREEN CITY MIAMI AREA

The intent of this category is to enable a self-sustainable and transit oriented development offering not just housing but needed services and workplaces targeting specific industries such as healthcare, medicine, hospitality, tourism, sports, entertainment and technology while also promoting a healthy lifestyle within an undeveloped area of Miami-Dade County that lies entirely within a longtime designed Urban Expansion Area and which can serve as a new Metropolitan Urban Center for the western end of Miami-Dade County. The emphasis of this category is on the creation of well-paying jobs in emerging and growing industries, the promotion of healthy lifestyles, and the lessening of dependence on car transportation. Development in this area shall comply with the specific standards of this subsection as well as the accompanying Green City Metropolitan Urban Center and Community Urban Center District zoning regulations and the master plan document which is incorporated into the Future Land Use Element by reference to a restrictive covenant recorded in the public records of Miami-Dade County:

1. **HOUSING** - A variety of housing options shall be integrated from work force to market rate with easy access to schools, entertainment facilities, work centers, retail and services and entertainment / recreation options as well as artistic, religious, and cultural centers and attractions. The overall residential density of the Green City Miami Area shall be a minimum of 10 dwelling units per gross acre so as to prevent suburban sprawl type development. Ten percent (10%) of all proposed housing shall be either affordable or workforce housing with a minimum of 20% of that total dedicated to affordable housing (not exceeding 80% of the AMI) and a maximum of 80% dedicated to workforce housing (not exceeding 140% of AMI).
2. **WORKPLACE** - Workplaces shall be integrated into a mix-use environment where you can live and work within proximity to each other, promoting a better quality of life with a minimum of 32% of the land area being dedicated and reserved for emerging industries which are underrepresented in Miami-Dade County such as information technology and research and development;
3. **RENEWABLE ENERGY** - Energy use, water consumption, and waste shall be reduced by identifying programs and assisting with their implementation to subsidize the utilization of renewable energies and the recycling of rain-water;
4. **AGRICULTURE** - The importance of the agricultural harvest in the west section of Miami-Dade County shall be acknowledged, preserved, and modernized by replacing existing inefficient row crop harvesting with more productive hydroponic farming;
5. **ENVIRONMENT** – The Green City Miami zoning regulations shall permit residential density bonuses pursuant to the County's established Severable Use Rights program which permits the transfer of development rights from the East Everglades Area of Critical Environmental Concern.

6. **HEALTH** - A healthy lifestyle shall be promoted by combining a network of pedestrian and bicycle pathways integrated into a system of greens and parks. A main park shall offer areas to accommodate three type of sports: 1) *Leisure Sports* - for walking, running, playing and riding bicycles; 2) *Playing Sports* - with facilities for playing tennis, swimming, basketball, baseball and soccer; and, 3) *Focused Sports* - with professional facilities built to the required standards. Maximum access to public transportation to encourage transit ridership—shall be provided along with a transit station with access to rapid transit or an express transit corridor. Pedestrian and bicycle circulation shall be promoted by providing a network of routes connecting all subareas to County wide regional bicycle paths.
7. **TRANSIT** – A regional bus facility shall be provided that serves as a terminal for premium express bus service and which provides sufficient parking for projected ridership. Full time employees who work within the area and whose households qualify for affordable housing as reference above shall also be eligible for transit stipends to cover their work commute costs via mass transit. The maximum employer obligation will be 10% of all eligible employees with priority based on household income.
8. **PRIMARY USES** - Green City Miami shall include employment opportunities in the targeted industries of technology, hospitality & tourism sports and recreation, and agriculture. These various business uses shall be designed according to the following sub-areas along with corresponding residential and institutional uses of an appropriate intensity:
 - a. **DOWNTOWN METROPOLITAN URBAN CENTER** – Office and retail, high density residential, hotels, restaurants, entertainment and civic uses. The average minimum density with a ¼ mile of the center of Downtown Metropolitan Urban shall be 40 dwelling units per gross acre.
 - b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Sports facilities, recreational activities, University/College, hotels, offices, alternative energy manufacturing facilities, health care facilities, museum, convention center, restaurants, entertainment, retail, parks, and limited residential.
 - c. **MID-TOWN** – Medium density residential, office and retail, restaurants, parks, and K-12 schools.
 - d. **EAST VILLAGE** – Low density residential, recreational activities, restaurants, parks, office and retail.
 - e. **PARK VILLAGE** – Low density residential, recreational activities, restaurants, parks, office and retail.

- f. **THE PRESERVE** - Farmers market, alternative energy manufacturing facilities, hydroponics farming facilities, and/or related supportive industry, recreational activities, low density housing, parks, preserves, restaurants, office and retail.



9. The specific range and intensity of uses appropriate in the Green City Miami Area may vary by each sub-area as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring areas.
10. The maximum allowable lot coverage and/or floor area ratio (F.A.R.) shall be as follows within each sub-area:

a. **DOWNTOWN METROPOLITAN URBAN CENTER –**

F.A.R.

Height	Maximum	Minimum
Up to 10 stories	3.0	.25
Up to 15 stories in designated areas	3.0	.25

Density up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with bonuses:

- b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Buildings with a height up to 4 stories will be permitted a 2.00 maximum F.A.R. with a minimum FAR of .25
- c. **MID-TOWN** – Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- d. **EAST VILLAGE** – Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- e. **PARK VILLAGE** – Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- f. **THE PRESERVE** -- The maximum F.A.R. for buildings or structures with a height up to 4 stories will be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.

11. The F.A.R. shall be based only on developable areas. Environmentally protected resources, and other non-buildable common areas shall not be calculated as part of lot area. Parking facilities shall not be counted towards permitted floor area. Through the zoning review process, the use of particular sites or areas may be limited to

something less than the maximum allowed by these regulations. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites.

12. The total build-out of the Green City Miami area shall be regulated according to the following table:

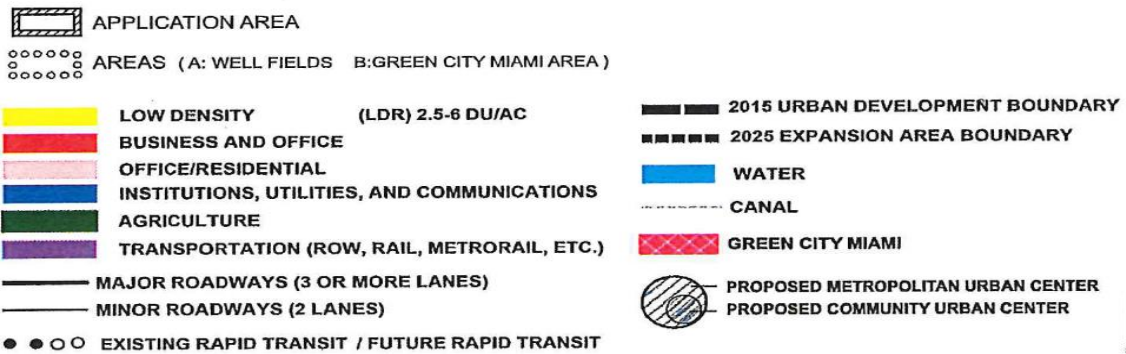
Sub-Area (Acreage)	Multi Family Dwelling Units	Townhouse Dwelling Units	Single Family Dwelling Units	Retail Floor Area	Office Floor Area	Industrial Floor Area	Governme nt / Institution al / Civic Floor Area	Hotel Units
Sports and Health Village (122.46 acres)	375 Dwelling units	-	-	192,000 square feet	300,000 square feet	150,000 square feet	275,000 square feet of higher education (College- level) for 500 students, and 10,000 seats in 2 stadiums	400 hotel units
Park Village (160.74 acres)	1,100 dwelling units	500 dwelling units	-	75,000 square feet	56,000 square feet	-	-	-
The Preserve (157.39 acres)	700 dwelling units	420 dwelling units	-	60,000 square feet	54,000 square feet	200,000 square feet	100,000 square feet of government buildings, technical schools, and public services	-
East Village (180.94 acres)	1,240 dwelling units	860 dwelling units	-	155,000 square feet	65,000 square feet	-	-	-
Mid-Town (11.56 acres)	1,706 dwelling units	-	-	130,000 square feet	50,000 square feet		100,000 square feet of Elementary , Middle and High Schools	130 hotel units
Downtown (93.91 acres)	4,500 dwelling units	-	-	750,000 square feet	400,000 square feet	-	-	130 hotel units

Adjustments in the mix of uses are permitted so long as they do not result in an increase in the number of vehicle trips generated.

The Green City Miami Area shall be developed in a manner that is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations and other environmentally sensitive areas that are at or adjacent to the site. It is the intent of these policies to brand the west end of Miami-Dade County by promoting a new destination spot for the County that is safe for and with easy access to various forms of transportation (pedestrian, bicycle, busway and vehicular).

MIA_ACTIVE 4318991.6

GREEN CITY MIAMI PROPOSED CDMP LAND USE



Source: Miami-Dade county, Regulatory and Economic Resource Department
March 2013



Proposed CDMP Text Amendments

LU-8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 150 years after adoption of the CDMP amendments required to implement the most recent Evaluation and Appraisal Report (EAR), referred to as EAR-based amendments, -plus a 5-year surplus (a total 2015-year Countywide supply beyond the adoption date of EAR-based amendments). During the intervening period prior to the next EAR adoption, CDMP amendments may be adopted to maintain a maximum 20 year Countywide supply from the adoption date of such amendments. The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

New Policy LU-8J

Miami-Dade County recognizes the inherent advantages in master planning larger scale, mixed use development villages (Transit Oriented Villages - TOV) in order to achieve important public benefits. The intent of this policy is to recognize the broader social and economic benefits of TOV developments in assessing the need for TOV plan amendments. TOVs are defined as development sites ranging in size from 500 to 1,000 acres which are planned and designed in accordance with this policy. As an incentive to assemble properties and master plan TOVs, plan amendment applications to include additional acreage in the Urban Development Boundary for a proposed TOV development may utilize a phased allocation process as described in this policy in order to demonstrate that the intent of Policy LU-8F is achieved, subject to the following requirements:

- i) TOV plan amendments adopted pursuant to the requirements of this policy may phase up to 25% of the residential units allowed by the plan amendment (Phased Allocation) by calculating Countywide residential demand for a period of five years beyond the 20-year planning period set forth in the Policy LU-8F in order to demonstrate need as follows:
 - a. The Phased Allocation for a single amendment application shall not exceed 10% of the additional Countywide UDB demand as calculated for the five-year period following the 20-year UDB planning period;
 - b. Phased Allocations from multiple amendments shall not cumulatively exceed 30% of the additional Countywide UDB demand as calculated for the five-year period following the twenty-year UDB planning period;

c. The Phased Allocation shall not be developed within the initial five-year period following adoption of the amendment; and

d. The total acreage included within the TOV plan amendment must be under unified ownership or unified control as confirmed by letters from landowners consenting to the inclusion of their land within the proposed amendment site, and consenting to the majority landowner master planning the amendment site through the Planned Unit Development process.

ii) The proposed amendment shall adopt a site-specific, future land use category, guiding principles and an illustrative plan to define the allowable range of housing types and density ranges, non-residential use types and intensity ranges, and overall development concept. The guiding principles shall direct the implementation process at the zoning stage to ensure that the development concept is implemented in accordance with the requirements of this policy, Policy LU-8H and the proposed amendment. TOV's shall be approved as Planned Unit Developments, and shall be further implemented by the adoption of a site specific, form-based code which shall be adopted in conjunction with the zoning ordinance. The guiding principles and illustrative plan shall demonstrate that the proposed amendment is consistent with Policy LU-8H and the requirements of this policy, and shall further define land use spatial relationships, urban form and multimodal/transit design to facilitate multimodal trip opportunities. TOVs shall be designed to support premium bus service and shall include a primary transit hub as an integral feature of the development. The proposed amendment shall devote a minimum of 32% of the site to research and development, employment center uses and/or non-residential uses which are unique in nature, under-represented within Miami Dade County or would have a significant catalyst effect in creating secondary and induced job creation.

iii) The proposed amendment shall include one Metropolitan Urban Center (MUC) and may include additional Community Urban Centers as appropriate for the location of the site, and shall demonstrate compliance with the design criteria for the proposed type(s) of Urban Centers. Residential development within ¼ mile of the center of the Metropolitan Urban Center shall be at an average minimum density of 40 units per gross acre, calculated on a proportionate for mixed use buildings/parcels. The MUC shall encompass at least 50% of the proposed amendment site (excluding school sites and parks).

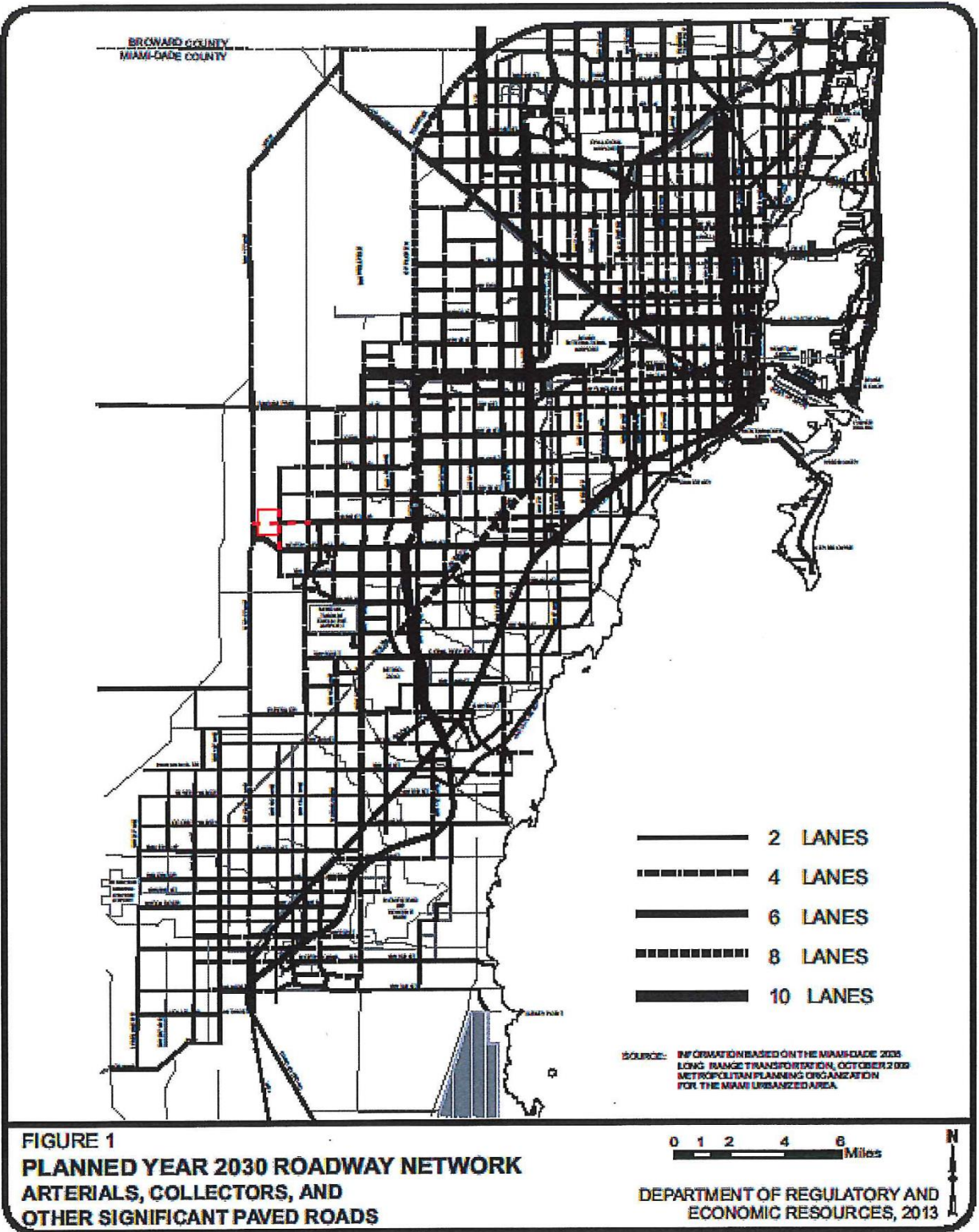
iv) The proposed amendment shall include strategies to support affordable and workforce housing. At a minimum, the proposed development shall comply with one of the two following options or may propose a comparable alternative strategy:

a. Dedicate affordable and workforce housing equivalent to 10% of all proposed units; of the 10%, 20% shall be dedicated to affordable housing (not exceeding 80% of the AMI) and 80% dedicated to workforce housing (not exceeding 140% of the AMI); or

b. Provide transit stipends for 10% of eligible workers. As an alternative, employers may establish company van pools for the same number of workers based on household eligibility. Transit stipend means the average bus fare for a non-transfer work trip for a distance of five miles along the primary route to the amendment site. Eligible workers are full time workers employed within the amendment property whose households qualify for affordable housing as referenced above. Priority for eligibility shall be based on household income as a percentage of AMI.

The housing requirement shall be met on an incremental basis in two year increments commencing no later than five years following zoning approval for the TOV. For illustration, if the proposed amendment anticipates build out in four years, then 10% of the total housing approved during each two year period must comply with the housing sale/rental caps above. Each such unit shall be maintained at the sale/rental limit, adjusting for inflation, for a twenty year period.

The transit voucher/van pool requirement shall be implemented upon the non-residential uses (excluding schools) reaching 50% of the planned square footage buildout or 500,000 square feet, whichever occurs first. Each establishment shall comply with the requirement for its share of the eligible workers employed within the total amendment site. The TOV zoning shall include a formula for this calculation and additional conditions to ensure effective implementation.



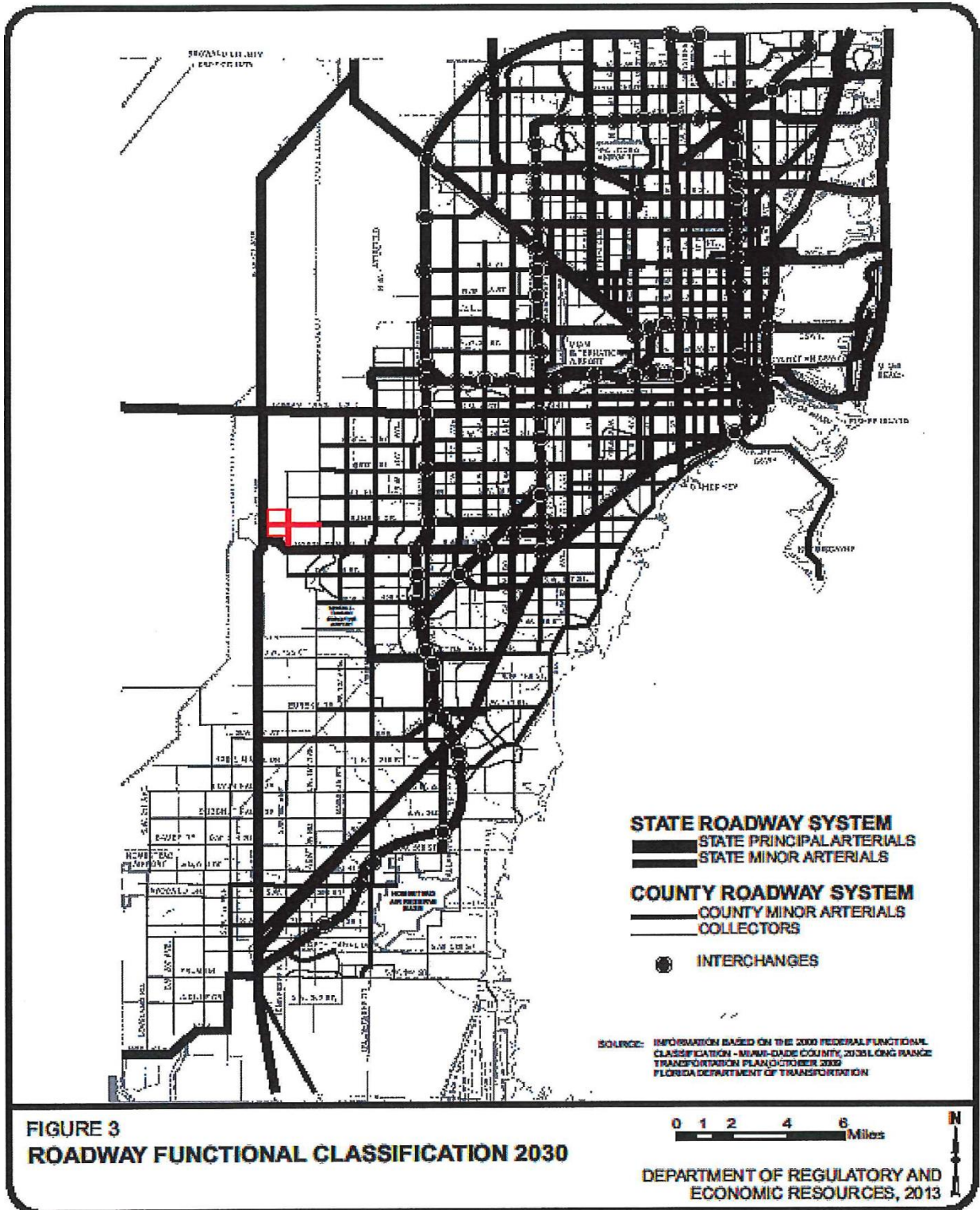
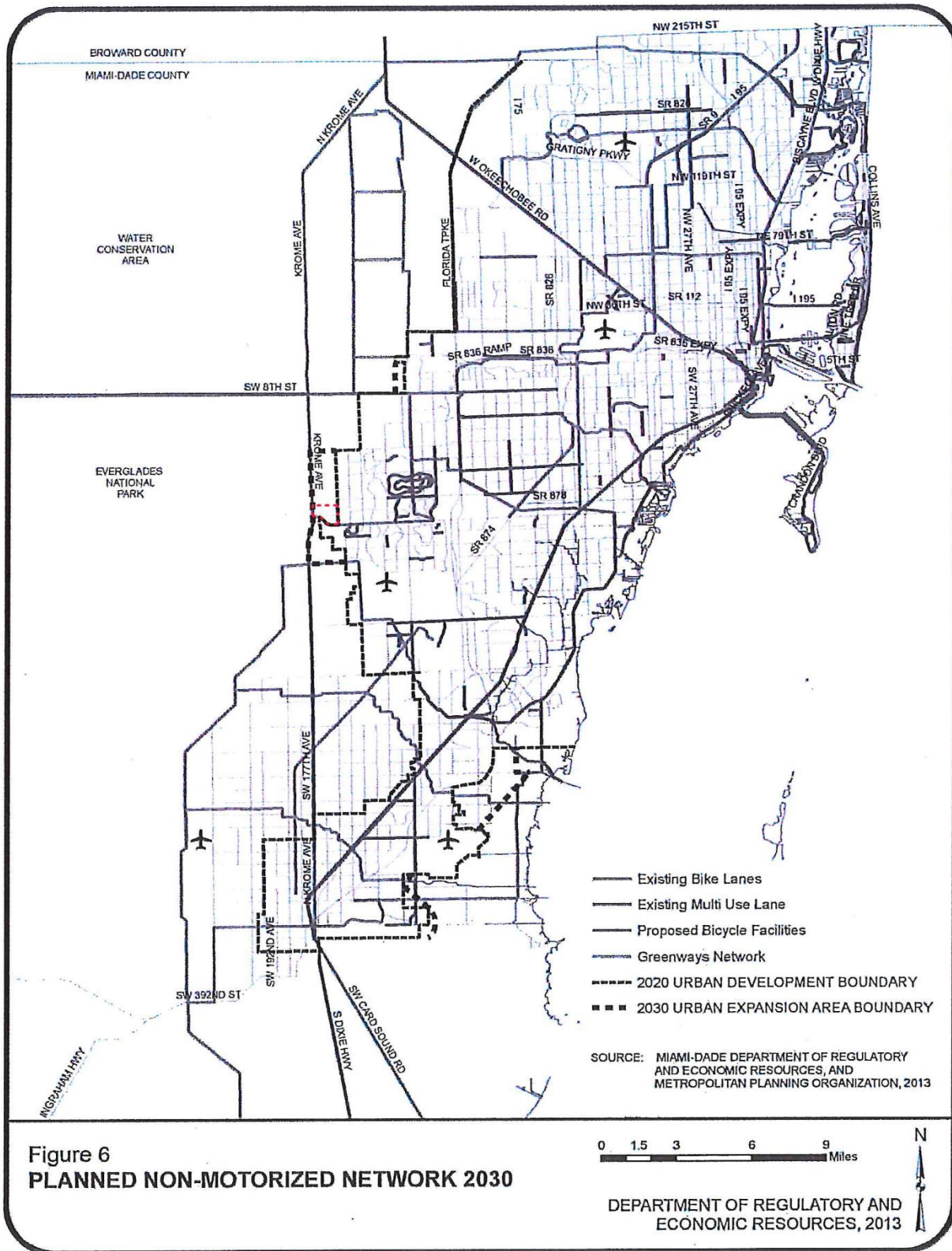
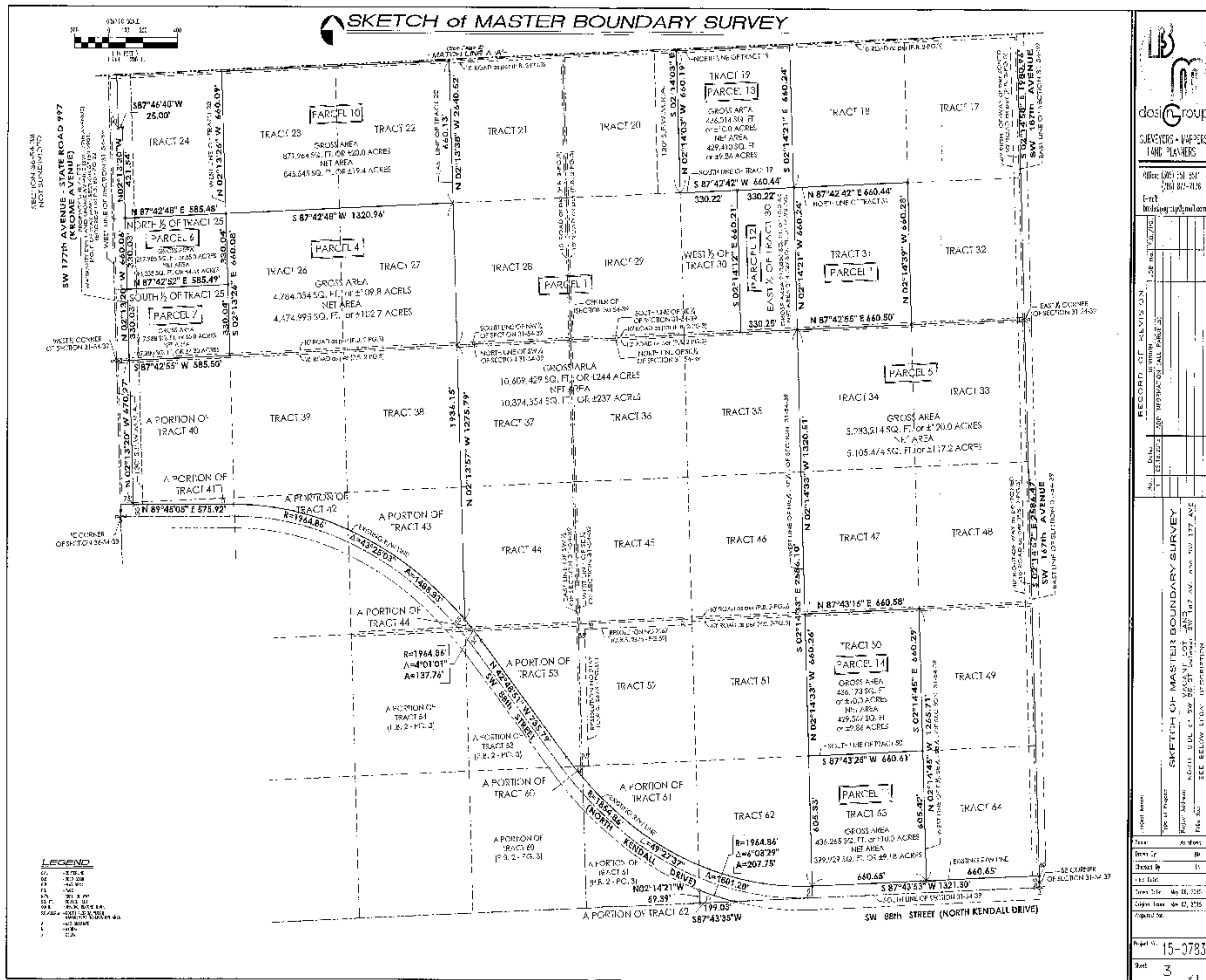
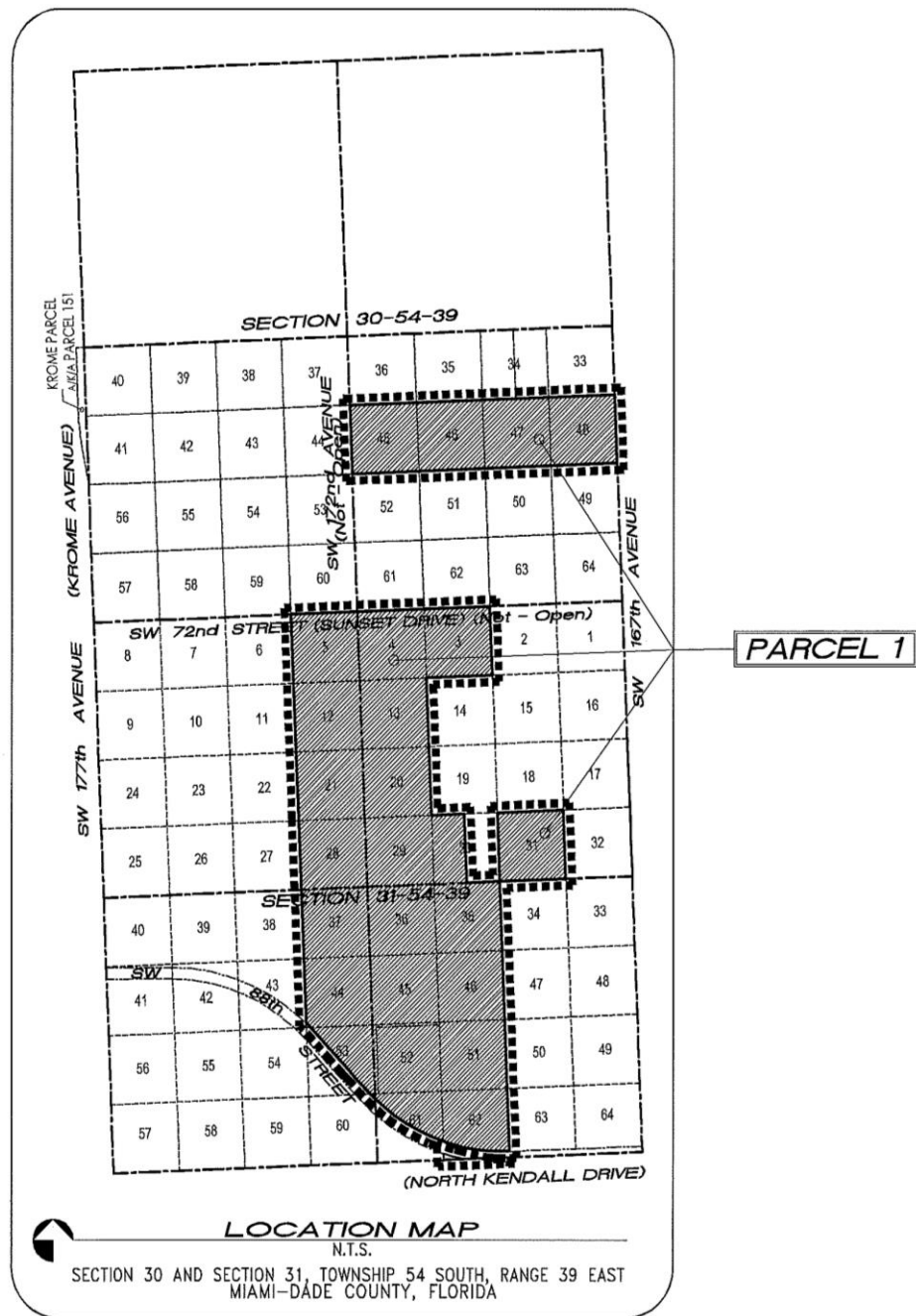


FIGURE 3
ROADWAY FUNCTIONAL CLASSIFICATION 2030







- For Surveyor's Notes SEE PAGE 2 -
- For Legal Description SEE PAGE 3 -
- For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -

LEGEND

- APPLICATION AREA
- AREA OWNED BY APPLICANT



Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	VACANT LOT (LAND) EAST SIDE of SW 72 ST between SW 167 AVE and SW 172 AVE, SEC 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA. Folio No(s): SEE BELOW LEGAL DESCRIPTION / PG. 3	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: May 01, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 1 of 15 Sheets

SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (15) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.
- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.
- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Location Map SEE PAGE 1 -
- For Legal Description SEE PAGE 3 -
- For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	VACANT LOT LAND/EST. S.W. of SW 72 St between SW 167 Ave and SW 172 Ave, SEC 30 VACANT LOT LAND/EST. S.W. of SW 167 Ave between SW 72 St and SW 80 St, SEC 31	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.3
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: May 01, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 2 of 15 Sheets

LEGAL DESCRIPTION

TRACTS 45, 46, 47 AND 48, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0450 30-4930-001-0460 30-4930-001-0470 30-4930-001-0480

AND,

TRACT 3, OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE PARCEL:

30-4931-001-0030

AND,

TRACTS 4, 13, 20 AND 21 OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0040 30-4931-001-0190 30-4931-001-0200

AND,

TRACTS 5, AND 12 OF MIAMI EVERGLADES LAND COMPANY LIMITED, SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0050 30-4931-001-0110

AND,

ALL OF TRACTS 28, 37 AND 44 (LESS PORTIONS THEREOF LYING WITHIN THE NORTH KENDALL DRIVE RIGHT OF WAY), AND THOSE PORTIONS OF TRACTS 53 AND 60 LYING NORTH OF THE NORTH KENDALL DRIVE RIGHT OF WAY, IN MIAMI EVERGLADES LAND CO. LTD., SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0270 30-4931-001-0350 30-4931-001-0430 30-4931-001-0520

AND,

ALL OF TRACTS 29, 31, 35, 36, 45, 46, 51 AND 52, AND THAT PORTION OF TRACT 61 LYING NORTH OF THE RIGHT OF WAY FOR NORTH KENDALL DRIVE, AND TRACT 62 LESS THE RIGHT OF WAY FOR NORTH KENDALL DRIVE, MIAMI EVERGLADES LAND CO. LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0280 30-4931-001-0340 30-4931-001-0450 30-4931-001-0500
30-4931-001-0610 30-4931-001-0300 30-4931-001-0611

AND,

WEST ½ OF TRACT 30, MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4931-001-0290

SAID PARCEL 1 CONTAINING:

GROSS AREA 10,609,429 SQUARE FEET OR 244 ACRES MORE OR LESS.

NET AREA 10,324,354 SQUARE FEET OR 237 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTH SIDE OF SW 72nd STREET (SUNSET DRIVE) BETWEEN SW 167th AVENUE AND SW 172nd AVENUE, SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST AND ON THE WEST SIDE OF SW 167th AVENUE BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI-DADE COUNTY, FLORIDA.

- For Location Map SEE PAGE 1 -

- For Surveyor's Notes SEE PAGE 2 -

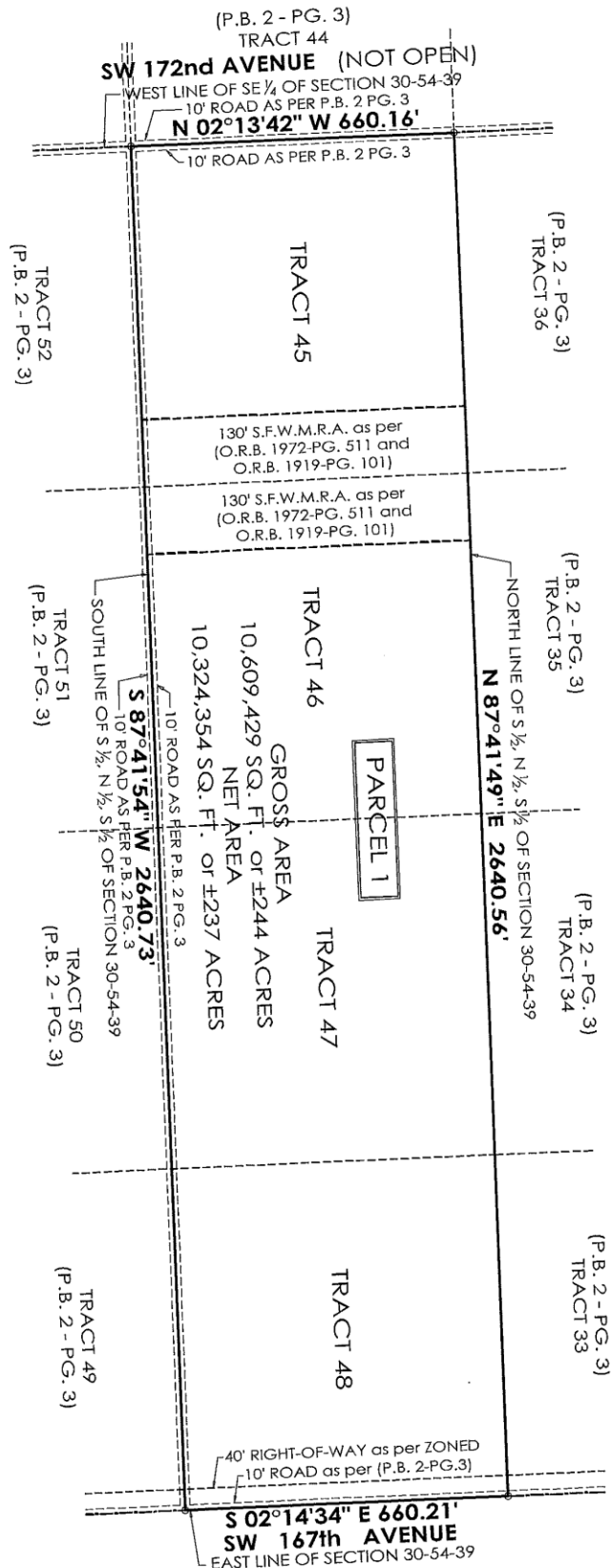
- For Parcel Sketch SEE PAGE 4, 5, 6 and 7 -



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SURVEYORS • MAPPERS • LAND PLANNERS
Office(305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	WONDERLY HOLDINGS INC	PARCEL 1
Property Address:	VACANT LOT LAND/EAST SIDE of SW 72 ST between SW 167 AVE and SW 172 AVE, SEC 30 VACANT LOT LAND/WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST, SEC 31	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-	
Date: May 01, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 15 Sheets

SCALE: 1 inch=300 ft.



- For Location Map and Surveyor's Notes SEE PAGE 1 and 2 -
- For Legal Description SEE PAGE 3 -

LEGEND

D.B.	-DEED BOOK
P.B.	-PLAT BOOK
Pg.	-PAGE
R/W	-RIGHT OF WAY
SQ. FT.	-SQUARE FEET
O.R.B.	-OFFICIAL RECORD BOOK
S.F.W.M.R.A.	-SOUTH FLORIDA WATER MANAGEMENT RESERVATION AREA

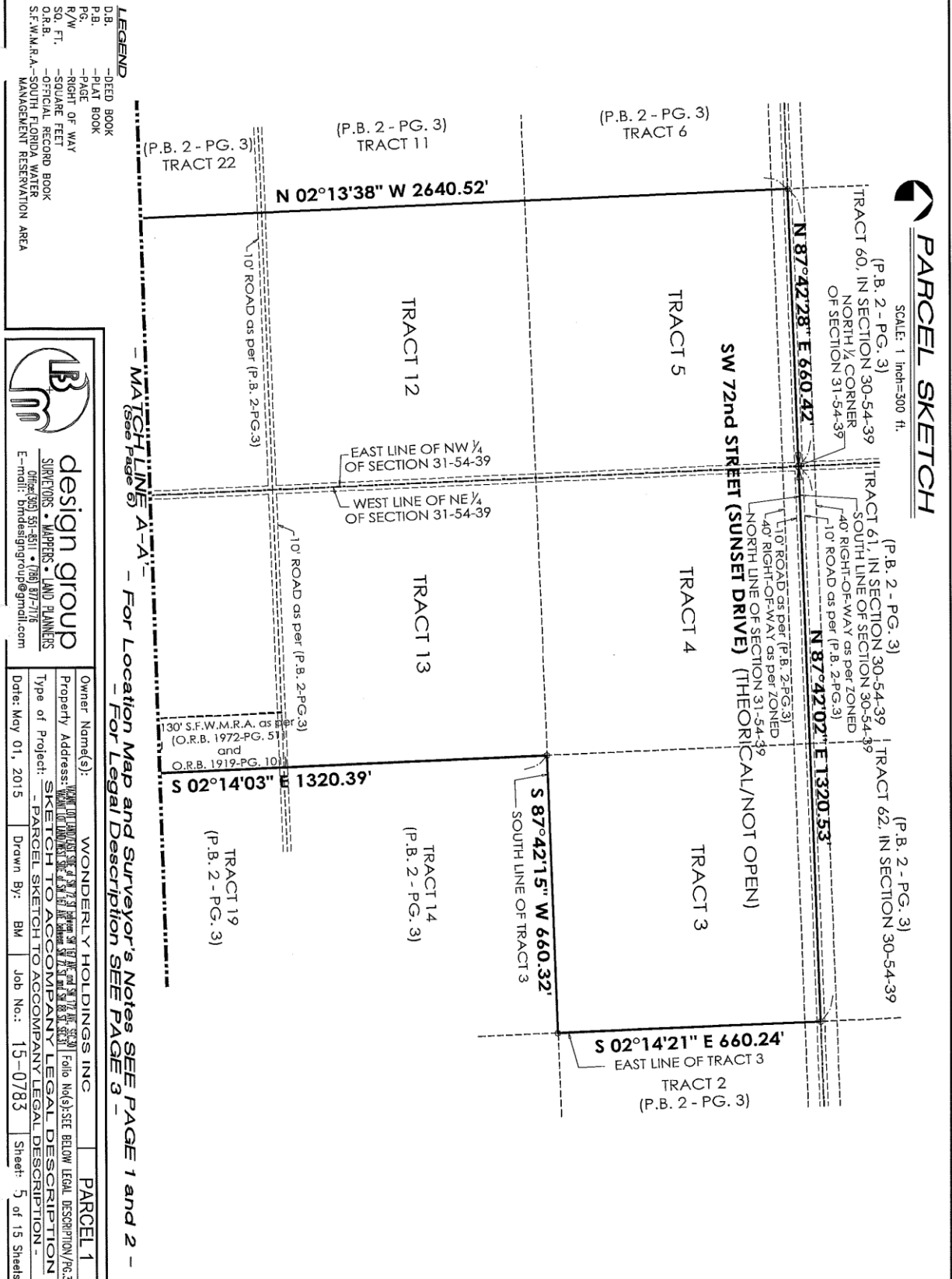


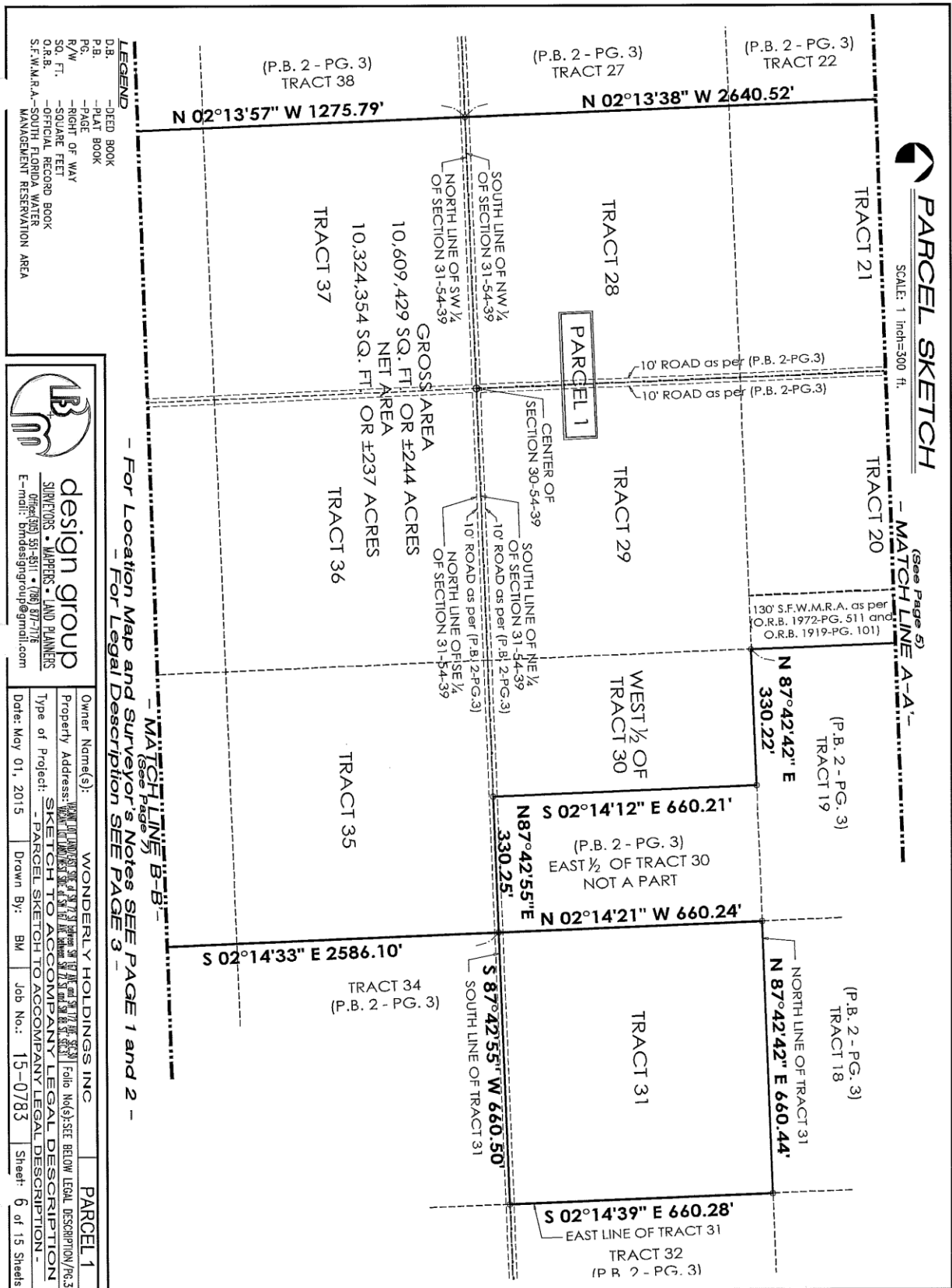
design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (303) 551-8511 • (766) 671-7176
E-mail: brndesigngroup@gmail.com

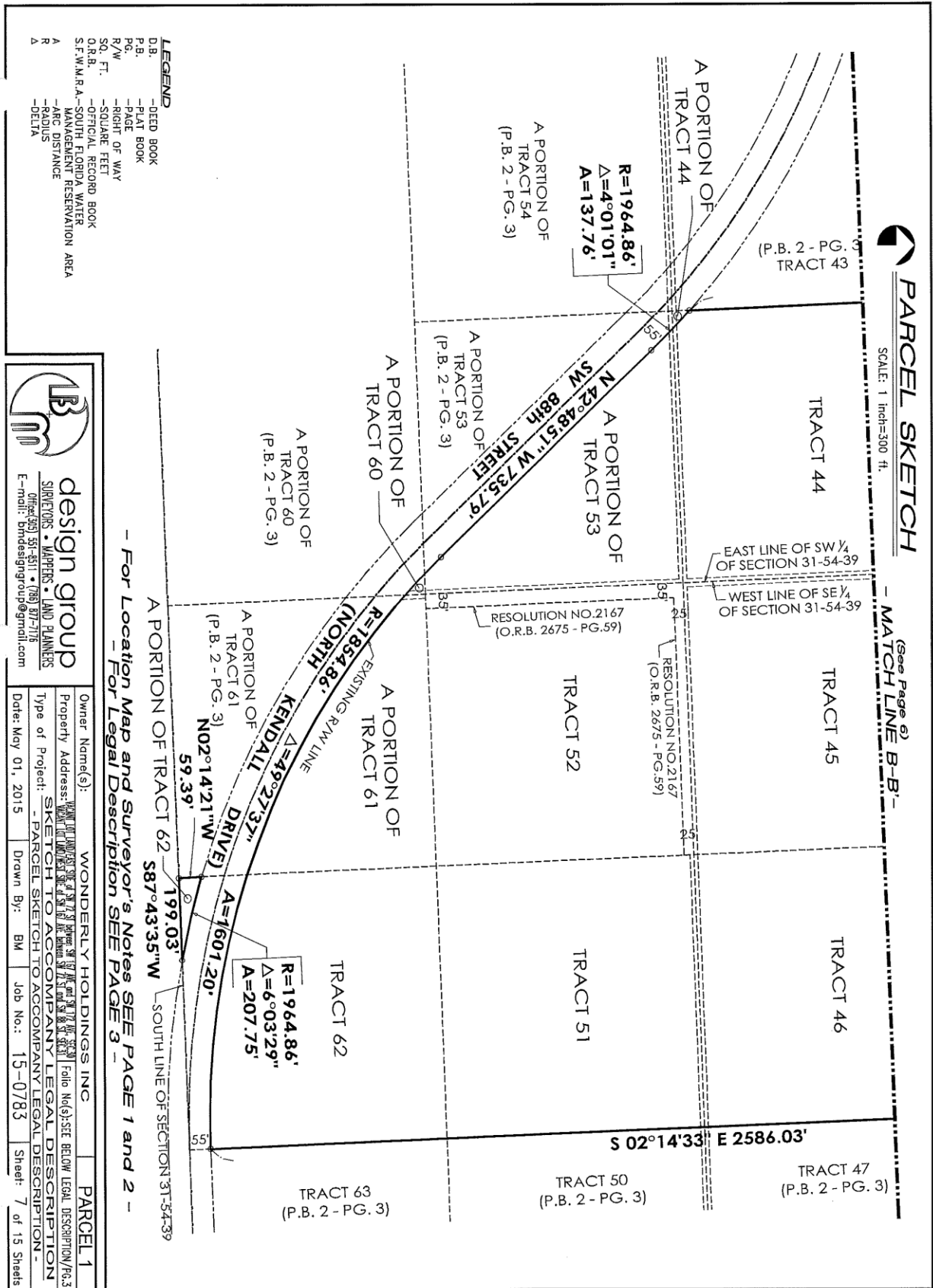
Owner Name(s):	WONDERLY HOLDINGS INC		PARCEL 1
Property Address:	10000 W. 10TH ST. N. STE 300 MINNETONKA, MN 55345		File No(s): SEE BELOW LEGAL DESCRIPTION/PG.3
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -		
Date: May 01, 2015	Drawn By: BM	Job No.: 15-0-783	Sheet: 4 of 15 Sheets

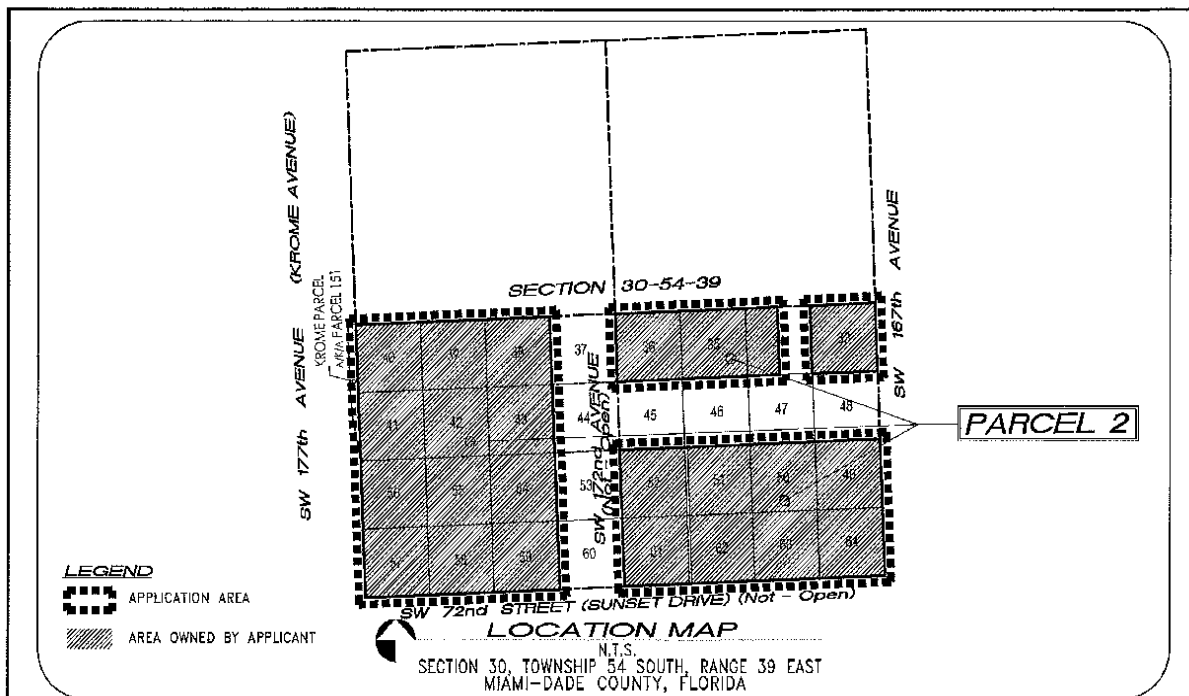
PARCEL SKETCH

SCALE: 1 inch=500 ft.









SURVEYOR REPORT and NOTES


- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.
- BOUNDARY LINES AS PER O.R.B. 27940 PAGES 2434-2436, O.R.B. 28379 PAGES 2327-2329, O.R.B. 26933 PAGES 2148-2149, O.R.B. 27938 PAGES 0303-0304, O.R.B. 27130 PAGES 0003-0004.
- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (14) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.
- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.
- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.
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- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.
- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C 24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4, 5 and 6 -

FRANCISCO L. NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

 design group SURVEYORS • MAPPERS • LAND PLANNERS OFFICE (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): LIMONAR DEVELOPMENT INC		PARCEL 2
	Property Address: VACANT LOT LAND SW 72 ST between SW 167 AVE and SW 177 AVE		Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: April 15, 2015	Drawn By: BM	Job No.: 15-0783

LEGAL DESCRIPTION

TRACT 33, THE WEST ½ OF TRACT 34, 35, 36, 38, 39, 40, 49, 50, 52, 61, 63 AND 64, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PROPERTY:

30-4930-001-0330	30-4930-001-0341	30-4930-001-0350	30-4930-001-0360
30-4930-001-0380	30-4930-001-0390	30-4930-001-0400	30-4930-001-0490
30-4930-001-0500	30-4930-001-0520	30-4930-001-0610	30-4930-001-0630
30-4930-001-0640			

AND,

TRACTS 41, 42 AND 43, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0410	30-4930-001-0420	30-4930-001-0430
------------------	------------------	------------------

AND,

TRACTS 51 AND 62, LESS THE WEST 25 FEET OF EACH TRACT FOR CANAL RIGHT-OF-WAY, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0510	30-4930-001-0620
------------------	------------------

AND,

TRACTS 54, 55, 56, 57, 58 AND 59, OF MIAMI EVERGLADES LAND COMPANY LIMITED, LYING AND BEING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PARCEL:

30-4930-001-0540	30-4930-001-0550	30-4930-001-0560
30-4930-001-0570	30-4930-001-0580	30-4930-001-0590

SAID PARCEL 2 CONTAINING:

GROSS AREA 10,242,389 SQUARE FEET OR 235 ACRES MORE OR LESS.

NET AREA 10,029,129 SQUARE FEET OR 230.2 ACRES MORE OR LESS.

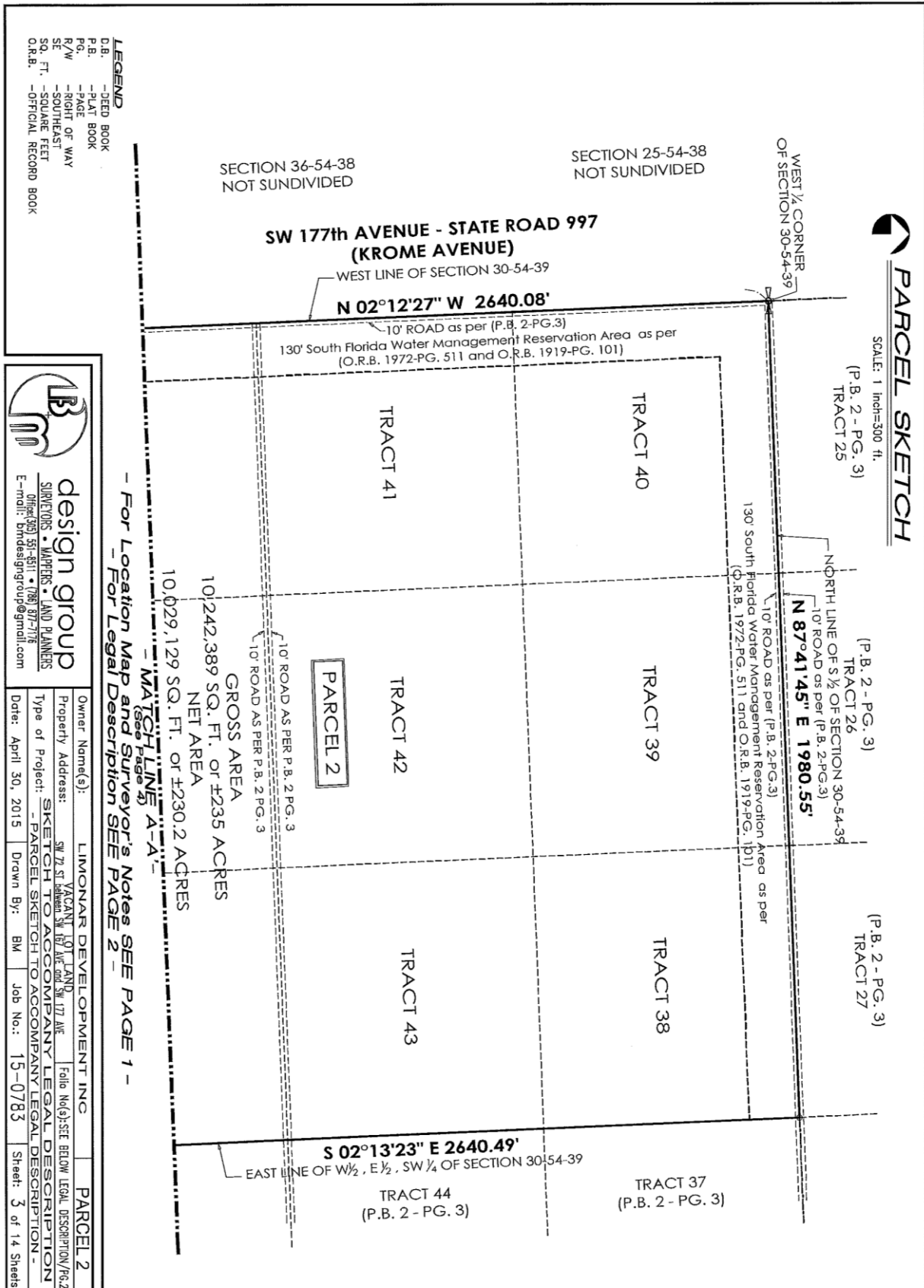
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTH SIDE OF SW 72nd STREET (SUNSET DRIVE) BETWEEN SW 167th AVENUE AND SW 177th AVENUE (KROME AVENUE), IN MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3, 4, 5 and 6 -



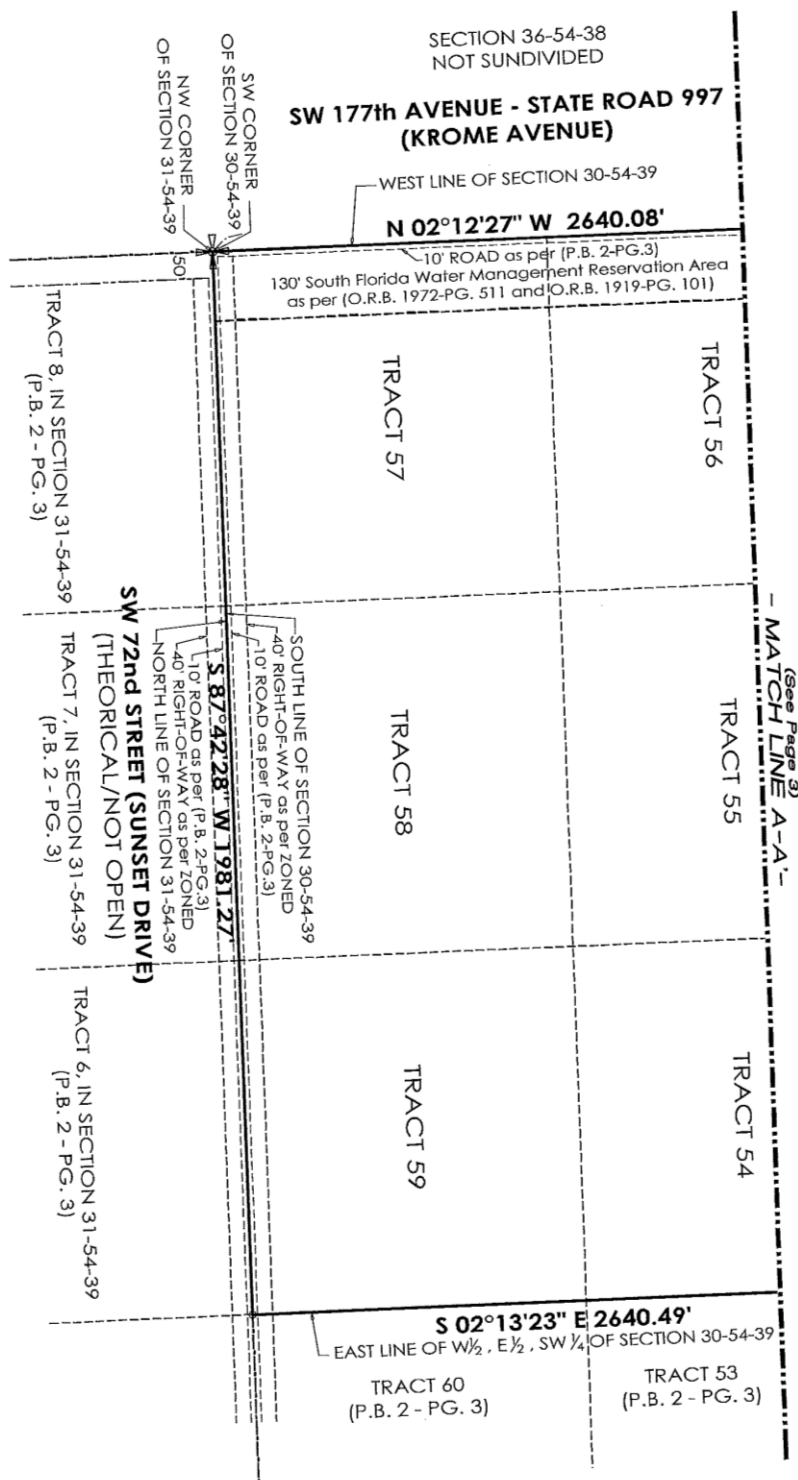
design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LIMONAR DEVELOPMENT INC		PARCEL 2
Property Address:	VACANT LOT LAND SW 72 ST between SW 167 AVE and SW 177 AVE		Folio No(s):SEE BELOW LEGAL DESCRIPTION/Pg.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-		
Date: April 15, 2015	Drawn By: BM	Job No.: 15-0783	Sheet: 2 of 14 Sheets



PARCEL SKETCH

SCALE: 1 inch=300 ft.



- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

LEGEND
D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

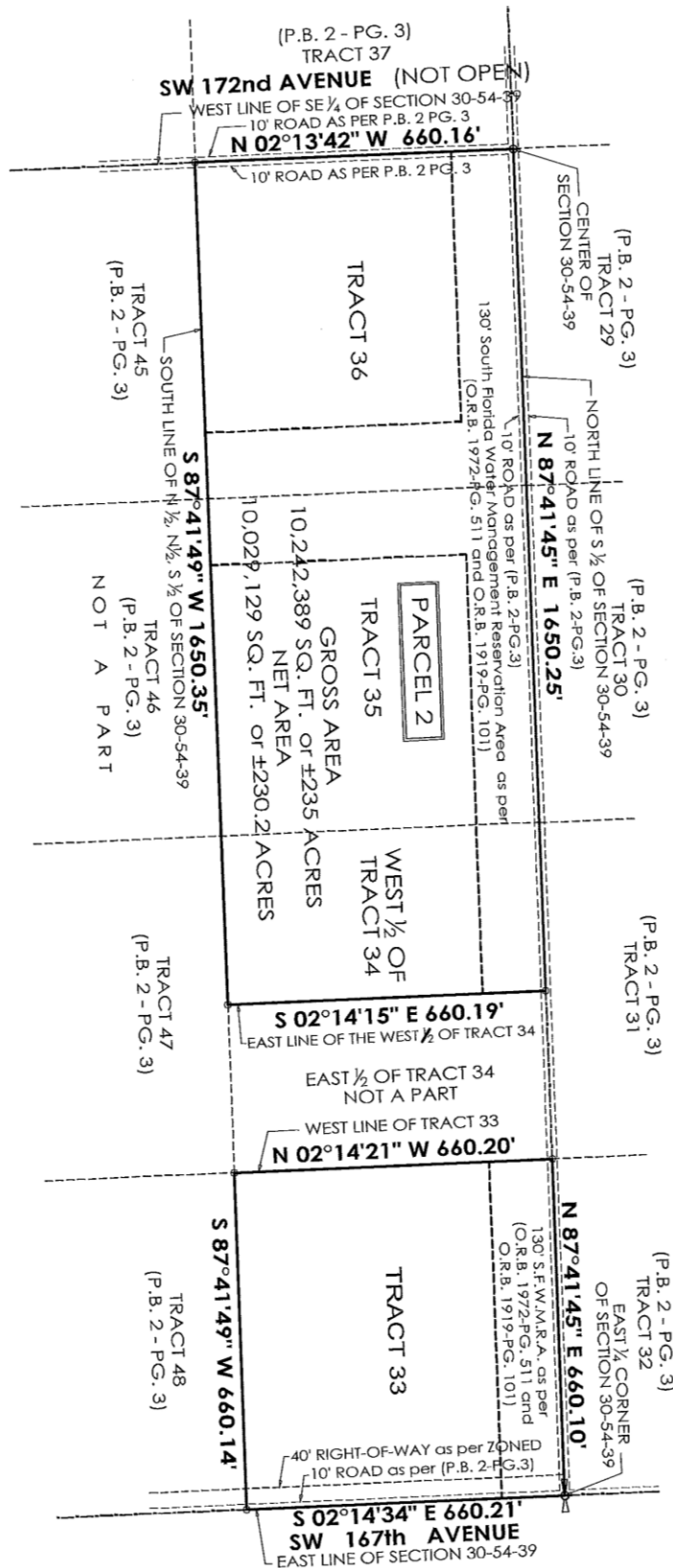


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E-mail: bndesigngroup@gmail.com

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	VACANT LOT LAND SW 72 St between SW 167 Ave and SW 177 Ave	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783
		Sheet: 4 of 14 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



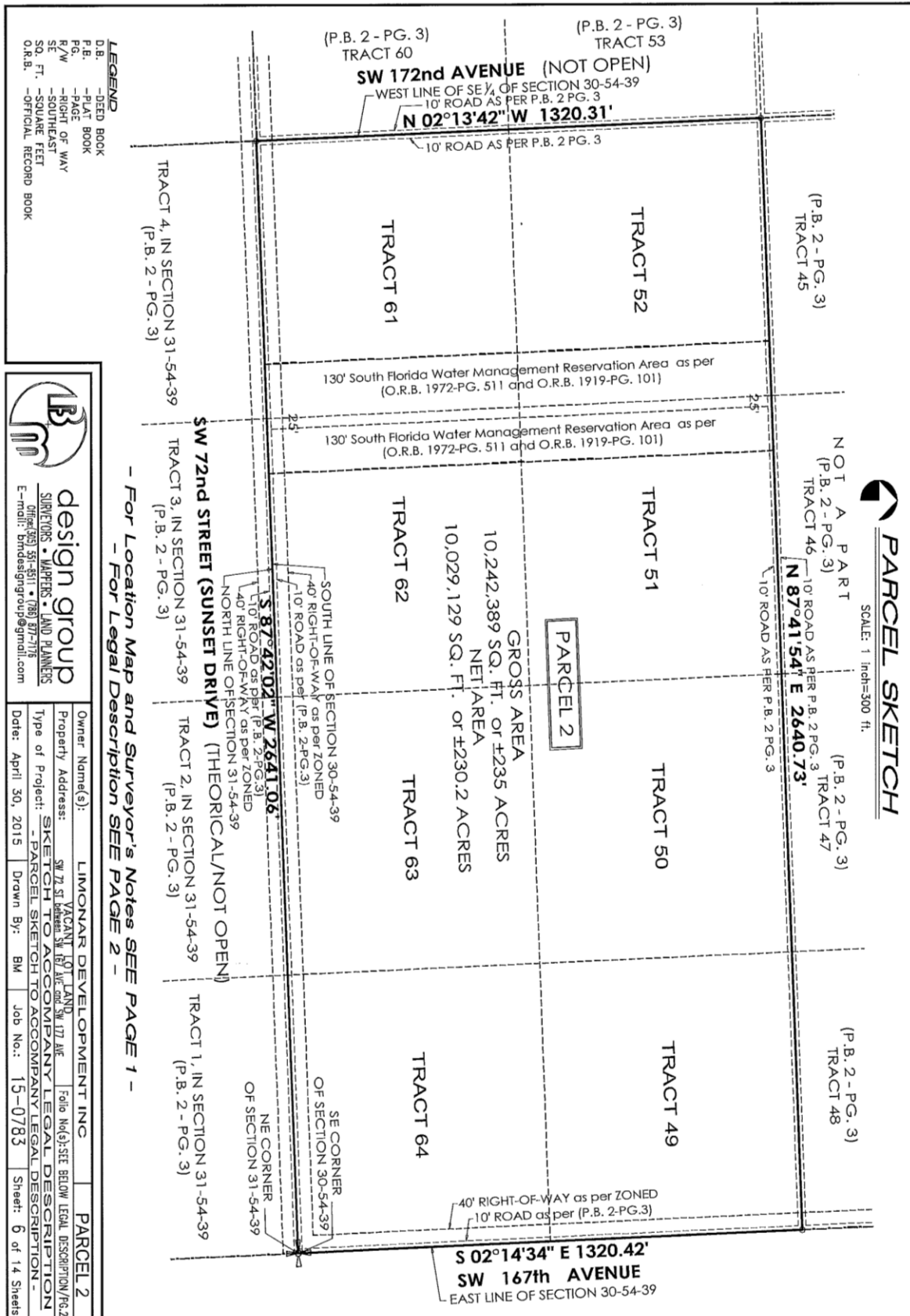
LEGEND
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 PG. - PAGE
 R/W - RIGHT OF WAY
 SE - SOUTHEAST
 SQ. FT. - SQUARE FEET
 O.R.B. - OFFICIAL RECORD BOOK

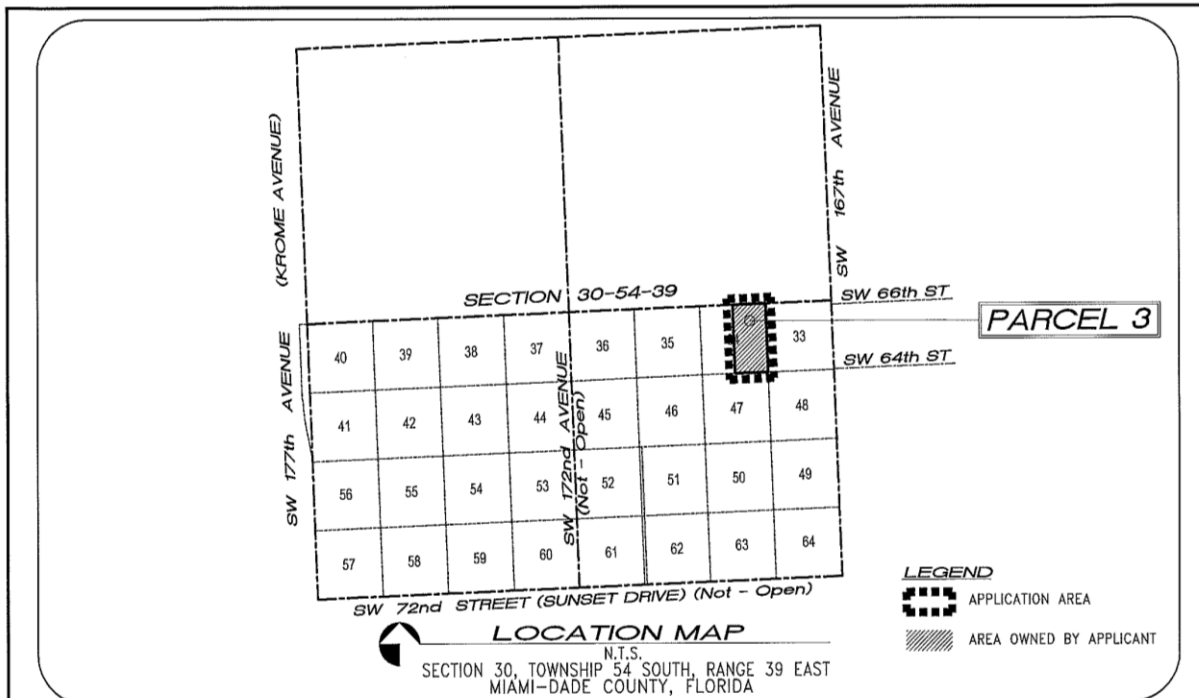


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 E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -

Owner Name(s):	LIMONAR DEVELOPMENT INC	PARCEL 2
Property Address:	SW 72nd Avenue, 101st Lane, 172nd Ave	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	April 30, 2015	Drawn By: BM Job No.: 15-0783 Sheet: 5 of 14 Sheets





SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LUIS A POSADA	PARCEL 3
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 64 ST and SW 66 ST	Folio No.: 30-4930-001-0340
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

THE EAST ½ OF TRACT 34, OF MIAMI EVERGLADES LAND COMPANY LTD, SUBDIVISION OF SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

GROSS AREA 217,903 SQUARE FEET OR 5.0 ACRES MORE OR LESS.

NET AREA 214,603 SQUARE FEET OR 4.93 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 64th STREET AND SW 66th STREET, MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s):		LUIS A POSADA		PARCEL 3	
	Property Address:		VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 64 ST and SW 66 ST		Folio No.: 30-4930-001-0340	
	Type of Project:		SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -			
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783	Sheet: 2 of 5 Sheets		



PARCEL SKETCH

SCALE: 1 inch=100 ft.

(P.B. 2 - PG. 3)
TRACT 31

NORTH LINE OF SE $\frac{1}{4}$ OF SECTION 30-54-39
10' ROAD as per (P.B. 2-PG.3)

N 87°41'45" E 330.05'

10' ROAD as per (P.B. 2-PG.3)

130' South Florida Water Management
Reservation Area as per
(O.R.B. 1972-PG. 511 and O.R.B. 1919-PG. 101)

(P.B. 2 - PG. 3)
WEST $\frac{1}{2}$ OF TRACT 34
WEST LINE OF EAST $\frac{1}{2}$ OF TRACT 34
N 02°14'15" W 660.19'

EAST $\frac{1}{2}$ OF TRACT 34

PARCEL 3

GROSS AREA
217,903 SQ. FT. or ± 5.0 ACRES
NET AREA
214,603 SQ. FT. OR ± 4.93 ACRES

S 02°14'21" E 660.20'
EAST LINE OF TRACT 34
TRACT 33
(P.B. 2 - PG. 3)

S 87°41'49" W 330.07'

SOUTH LINE OF TRACT 34

TRACT 47
(P.B. 2 - PG. 3)

TRACT 48
(P.B. 2 - PG. 3)

LEGEND

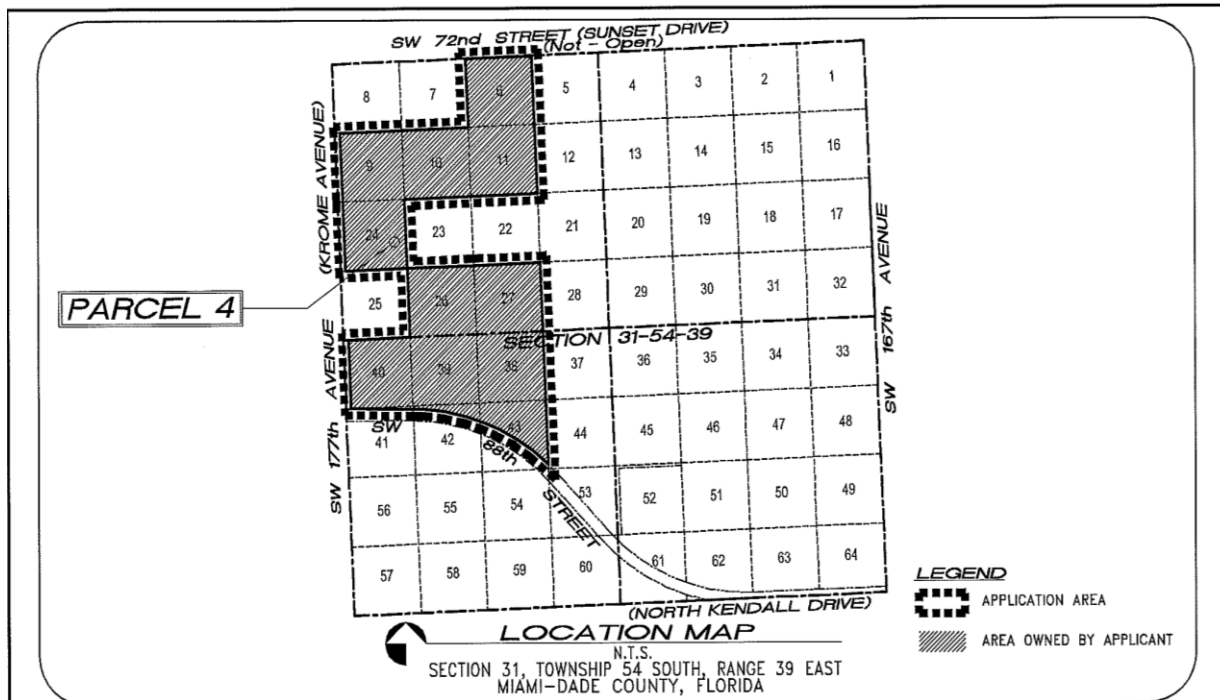
D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LUIS A POSADA	PARCEL 3
Property Address:	VACANT LOT LAND WEST SIDE OF SW 167 AVE between SW 64 ST and SW 66 ST	Folio No.: 30-4930-001-0340
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (11) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -



Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 20, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 11 Sheets

LEGAL DESCRIPTION

TRACTS 6, 9, 10, 11 AND 26 LESS THE WEST 50 FEET OF TRACT 9, OF MIAMI EVERGLADES LAND CO. LTD., SUBDIVISION OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PROPERTY:

30-4931-001-0060
30-4931-001-0100

30-4931-001-0080
30-4931-001-0250

30-4931-001-0090

AND,

TRACT 24 LESS THE WEST 50 FEET THEREOF, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS SHOWN ON THE PLAT OF SUBDIVISION OF LANDS OF THE MIAMI EVERGLADES LAND COMPANY LTD., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; AND LESS THAT PORTION OF SAID TRACT 24 AS CONTAINED IN THE FOLLOWING DESCRIBED LEGAL DESCRIPTION:

A PORTION OF TRACTS 24, 25, 40 AND 41, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS SHOWN ON THE PLAT OF SUBDIVISION OF LANDS OF THE MIAMI EVERGLADES LAND COMPANY LTD., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SE CORNER OF SECTION 36, TOWNSHIP 54 SOUTH, RANGE 38 EAST, THENCE RUN NORTH 4°14'28" WEST ALONG THE WEST LINE OF SAID SECTION 31 FOR A DISTANCE OF 55.03 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; THENCE CONTINUE NORTH 4°14'28" WEST ALONG THE WEST LINE OF SAID SECTION 31 FOR A DISTANCE OF 1,748.93 FEET; THENCE RUN NORTH 85°45'32" EAST AT RIGHT ANGLES TO THE LAST COURSE FOR A DISTANCE OF 75.00 FEET; THENCE RUN SOUTH 4°14'28" EAST ALONG THE EAST LINE OF THE WEST 75.00 FEET OF SAID SECTION 31 FOR A DISTANCE OF 1,751.52 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF NORTH KENDALL DRIVE, AS SAID RIGHT OF WAY IS DESCRIBED IN O.R. BOOK 3536, AT PAGE 658, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 87°44'32" WEST ALONG THE NORTH RIGHT OF WAY LINE OF SAID NORTH KENDALL DRIVE FOR A DISTANCE OF 75.04 FEET TO THE POINT OF BEGINNING.

PROPERTY IDENTIFICATION NUMBER FOR THE ABOVE PROPERTY:

30-4931-001-0230

AND,

TRACTS 27, 38, 39 AND 40 LESS THE WEST 50 FEET OF SAID TRACT 40, AND THOSE PORTIONS OF TRACTS 41, 42 AND 43 LYING NORTHERLY OF THE RIGHT OF WAY OF NORTH KENDALL DRIVE, ALL BEING IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI EVERGLADES LAND CO. LTD., ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

PROPERTY IDENTIFICATION NUMBERS FOR THE ABOVE PROPERTY:

30-4931-001-0260
30-4931-001-0390

30-4931-001-0360
30-4931-001-0411


30-4931-001-0380
30-4931-001-0420

SAID PARCEL 4 CONTAINING:

GROSS AREA 4,784,034 SQUARE FEET OR 109.8 ACRES MORE OR LESS.
NET AREA 4,474,995 SQUARE FEET OR 102.7 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE) BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), IN MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -

	Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS		PARCEL 4			
	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST		Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2			
	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -					
	Date:	April 20, 2015	Drawn By:	BM	Job No.:	15-0783	Sheet:

PARCEL SKETCH

SCALE: 1 inch=300 ft.

SECTION 36-54-38
NOT SUNDIVIDED
**SW 177th AVENUE - STATE ROAD 997
(KROME AVENUE)**

WEST LINE OF SECTION 31-54-39
WEST LINE OF TRACT 9

N 02°13'20" W 898.57'
PROPERTY LINE AS PER
WARRANTY DEED AND KROME AVENUE
(SW 177th AVENUE)
RIGHT OF WAY MAP, SECTION 87150-2901,
RECORDED IN P.B. 83 - PG 22

(P.B. 2 - PG. 3)
TRACT 8

N 87°42'35" E 1270.88'

(P.B. 2 - PG. 3)
TRACT 7

WEST LINE OF TRACT 6
N 02°13'32" W 660.11'

SW 72nd STREET (SUNSET DRIVE)
(THEORETICAL/NOT OPEN)

TRACT 59, IN SECTION 30-54-39
(P.B. 2 - PG. 3)

SOUTH LINE OF SECTION 30-54-39
40' RIGHT-OF-WAY as per ZONED
10' ROAD as per (P.B. 2-PG.3)
N 87°42'28" E 660.42'

10' ROAD as per (P.B. 2-PG.3)
40' RIGHT-OF-WAY as per ZONED
NORTH LINE OF SECTION 31-54-39

TRACT 6

TRACT 5
(P.B. 2 - PG. 3)

S 02°13'38" E 1320.26'

TRACT 12
(P.B. 2 - PG. 3)

TRACT 10

TRACT 11

TRACT 9

MATCH LINE A-A'
(See Page 4)

S 87°42'42" W 1320.92'
10' ROAD as per (P.B. 2-PG.3)
10' ROAD as per (P.B. 2-PG.3)

- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - P.G. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SQ. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK

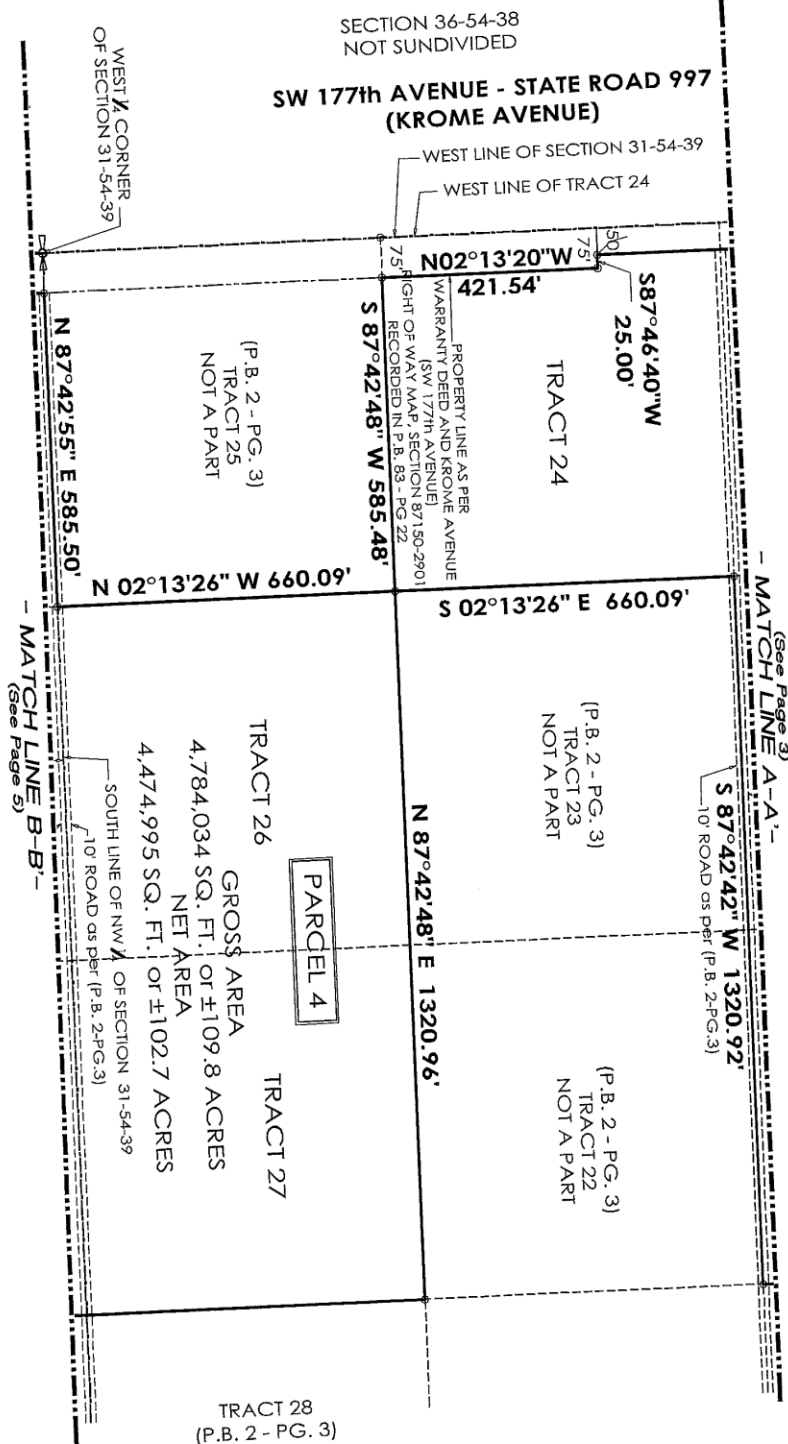
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Office (505) 561-6511 • (781) 877-7176
E-mail: bndesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	VACANT LOT LAND EAST SIDE of SW 177th Ave. between SW 173rd and SW 181st	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 11 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

LEGEND
D.B. - DEED BOOK
P.B. - PLAT BOOK
PG. - PAGE
R/W - RIGHT OF WAY
SE - SOUTHEAST
SQ. FT. - SQUARE FEET
O.R. - OFFICIAL RECORD BOOK

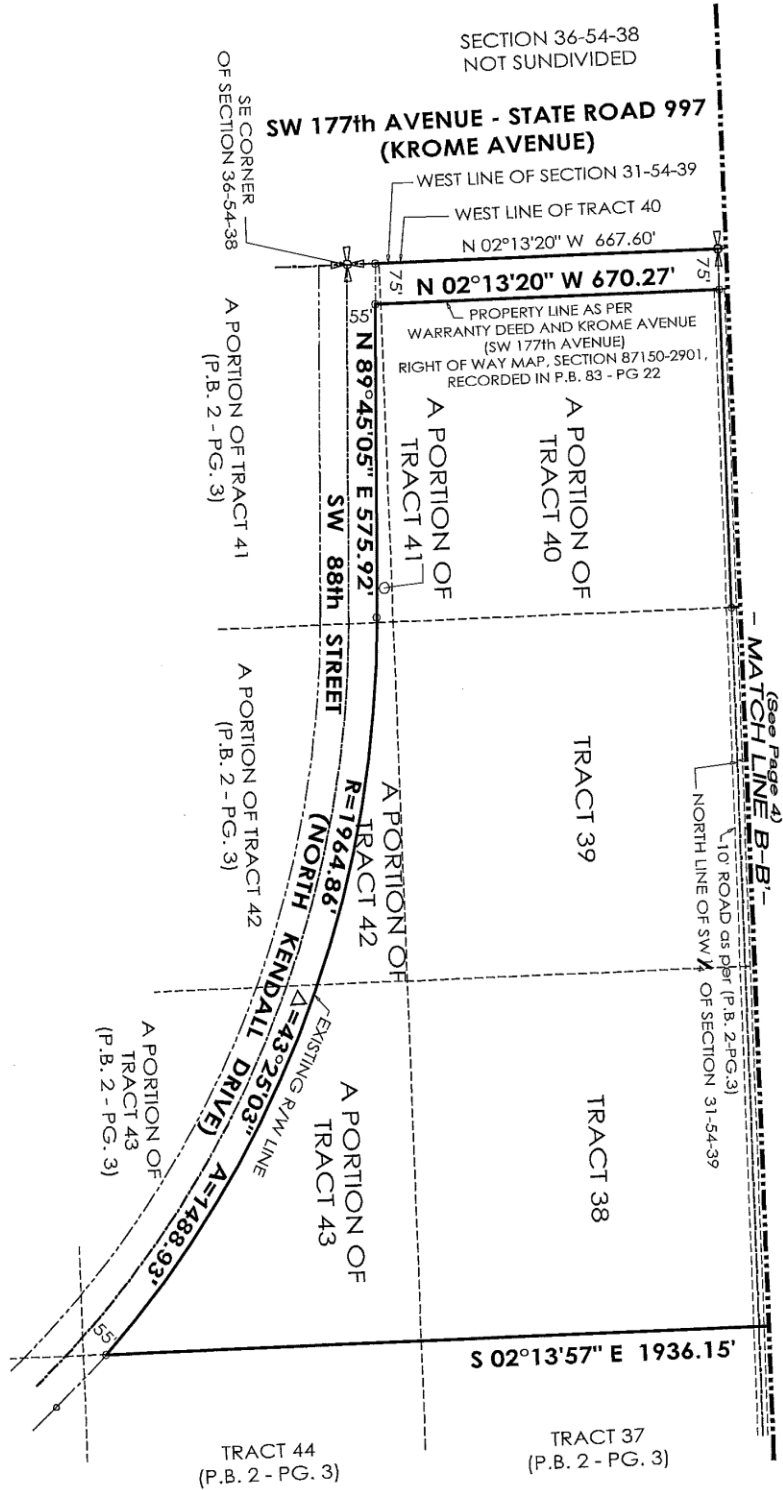


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Office: (408) 591-8511 • (760) 877-7176
E-mail: bndesigngroup@gmail.com

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	VACANT LOT LAND EST. SOUT. of SW 177th Ave. between SW 75th and SW 88th St. Folio No(s): SEE BELOW LEGAL DESCRIPTION Pg. 2	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
	Sheet: 4	of 11 Sheets

PARCEL SKETCH

SCALE: 1 inch=300 ft.



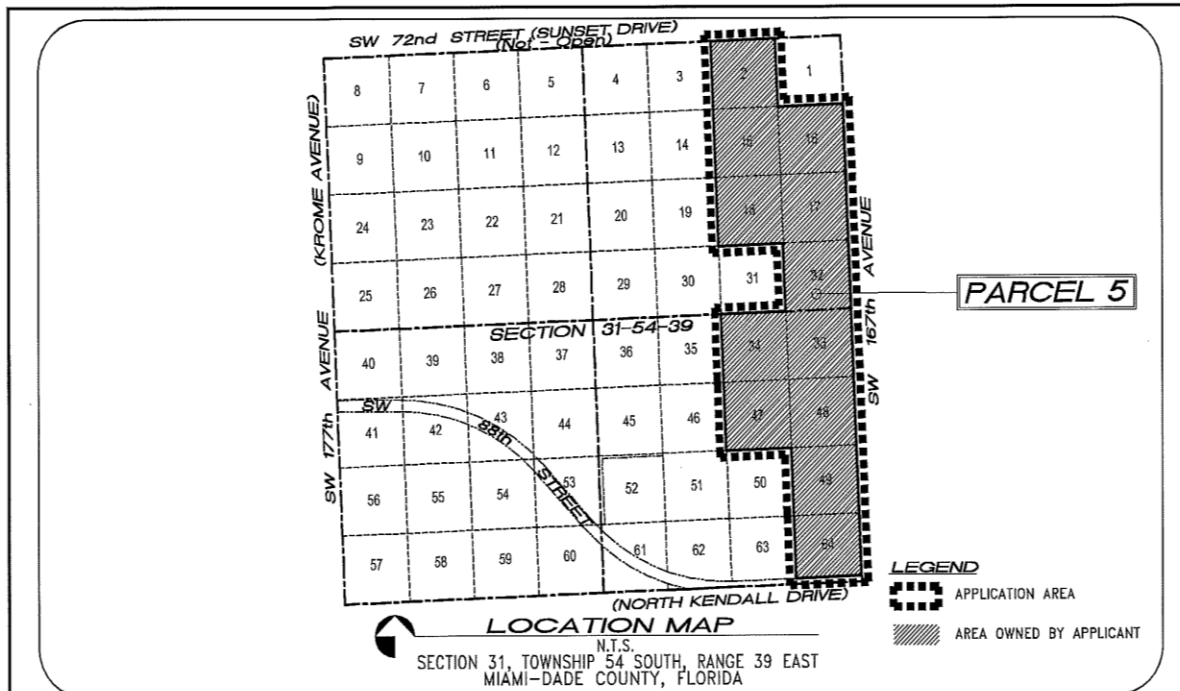
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

- LEGEND**
- D.B. -DEED BOOK
 - P.B. -PLAT BOOK
 - P.G. -PAGE
 - R/W -RIGHT OF WAY
 - SE -SOUTHEAST
 - SQ. FT. -SQUARE FEET
 - O.R.B. -OFFICIAL RECORD BOOK
 - R -RADIUS
 - Δ -DELTA



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E-mail: bndesigngroup@gmail.com

Owner Name(s):	MICCOSUKEE TRIBE OF INDIANS	PARCEL 4
Property Address:	VACANT LOT LAND EAST SIDE of SW 177th Ave. between SW 72nd St and SW 88th St	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 5 of 11 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (11) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR'S SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

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- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.


- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): H L MILLS FAMILY LLC		PARCEL 5
	Property Address: WEST SIDE OF SW 167th Ave between SW 72 St and SW 88 St		Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783

LEGAL DESCRIPTION

TRACTS 2, 15, 16, 17, 18, 32, 33, 34, 47, 48, 49 AND 64 LESS THAT CERTAIN PORTION OF SAID LAND TAKEN BY OR DEDICATED TO MIAMI-DADE COUNTY, FLORIDA, FOR ROAD RIGHT OF WAY PURPOSES FOR NORTH KENDALL DRIVE, ALL IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, ACCORDING TO MIAMI EVERGLADES LAND CO. LTD., RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; SUBJECT TO ROAD RESERVATIONS AS TO THE NORTH 50 FEET OF TRACT 2, AND SUBJECT TO OIL AND MINERAL RESERVATIONS TO THE STATE OF FLORIDA OR THE AGENCIES THEREOF.

SAID PARCEL 5 CONTAINING:


GROSS AREA 5,233,214 SQUARE FEET OR 120.0 ACRES MORE OR LESS.
NET AREA 5,105,474 SQUARE FEET OR 117.2 ACRES MORE OR LESS.

PROPERTY IDENTIFICATION NUMBERS:

30-4931-001-0170
30-4931-001-0020
30-4931-001-0630
30-4931-001-0310
30-4931-001-0150
30-4931-001-0160
30-4931-001-0320

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), IN MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3, 4 and 5 -

	design group	Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
	SURVEYORS • MAPPERS • LAND PLANNERS	Property Address:	VACANT LOT LAND	
	Office: (305) 551-8511 • (785) 877-7176	WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST		
	E-mail: bmdesigngroup@gmail.com	Type of Project:	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2	
		SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
		- LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
		Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 2 of 11 Sheets		



PARCEL SKETCH

SCALE: 1 Inch=300 ft.

(P.B. 2 - PG. 3)
TRACT 63, IN SECTION 30-54-39
SW 72nd STREET (SUNSET DRIVE)
(THEORETICAL/NOT OPEN)

SOUTH LINE OF SECTION 30-54-39

40' RIGHT-OF-WAY as per ZONED

10' ROAD as per (P.B. 2-PG.3)

N 87°42'02" E 660.26'

10' ROAD as per (P.B. 2-PG.3)

40' RIGHT-OF-WAY as per ZONED

NORTH LINE OF SECTION 31-54-39

SE CORNER
OF SECTION 30-54-39

NE CORNER
OF SECTION 31-54-39

(P.B. 2 - PG. 3)
TRACT 9

TRACT 2

S 02°14'39" E 660.28'
EAST LINE OF TRACT 2

TRACT 1
(P.B. 2 - PG. 3)

NORTH LINE OF TRACT 16

N 87°42'15" E 660.32'

WEST LINE OF 1/2, NE 1/4, OF SECTION 31-54-39

N 02°14'21" W 1980.71'

(P.B. 2 - PG. 3)
TRACT 14

TRACT 15

TRACT 16

10' ROAD as per (P.B. 2-PG.3)

10' ROAD as per (P.B. 2-PG.3)

40' RIGHT-OF-WAY as per ZONED
10' ROAD as per (P.B. 2-PG.3)

S 02°14'58" E 1980.96'
SW 167th AVENUE
EAST LINE OF SECTION 31-54-39

(P.B. 2 - PG. 3)
TRACT 19

TRACT 18

TRACT 17

- MATCH LINE A-A'-
(See Page 4)

LEGEND

D.B. - DEED BOOK
P.B. - PLAT BOOK
PG. - PAGE
R/W - RIGHT OF WAY
SE - SOUTHEAST
SQ. FT. - SQUARE FEET
O.R.B. - OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group

SURVEYORS • MAPPERS • LAND PLANNERS

Office: (305) 551-8511 • (786) 877-7176

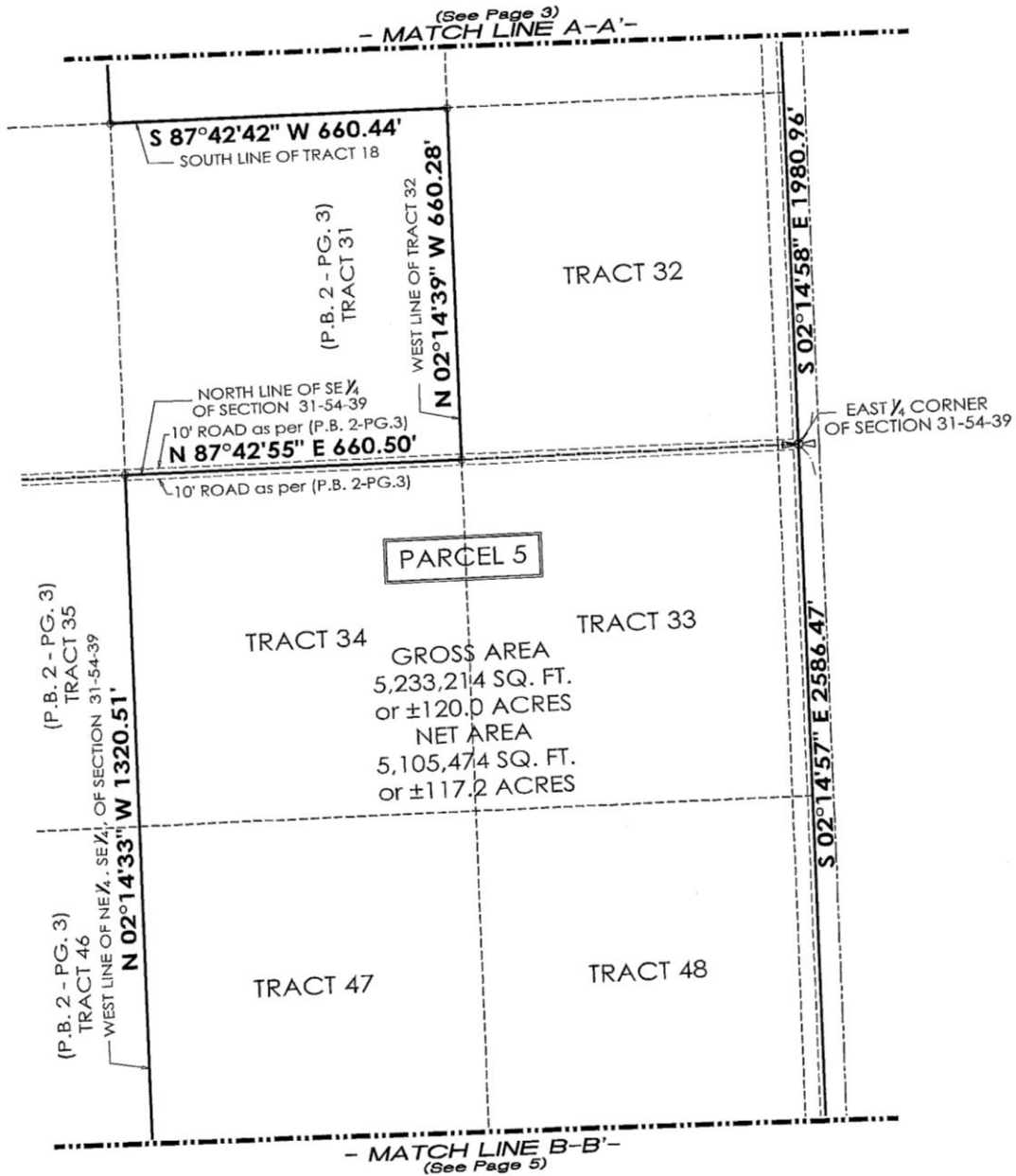
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
Property Address:	VACANT LOT LAND WEST SIDE OF SW 167 AVE between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 11 Sheets



PARCEL SKETCH

SCALE: 1 inch=300 ft.



- For Location Map and Surveyor's Notes SEE PAGE 1 -
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LEGEND

D.B. --DEED BOOK
P.B. --PLAT BOOK
PG. --PAGE
R/W --RIGHT OF WAY
SE --SOUTHEAST
SQ. FT. --SQUARE FEET
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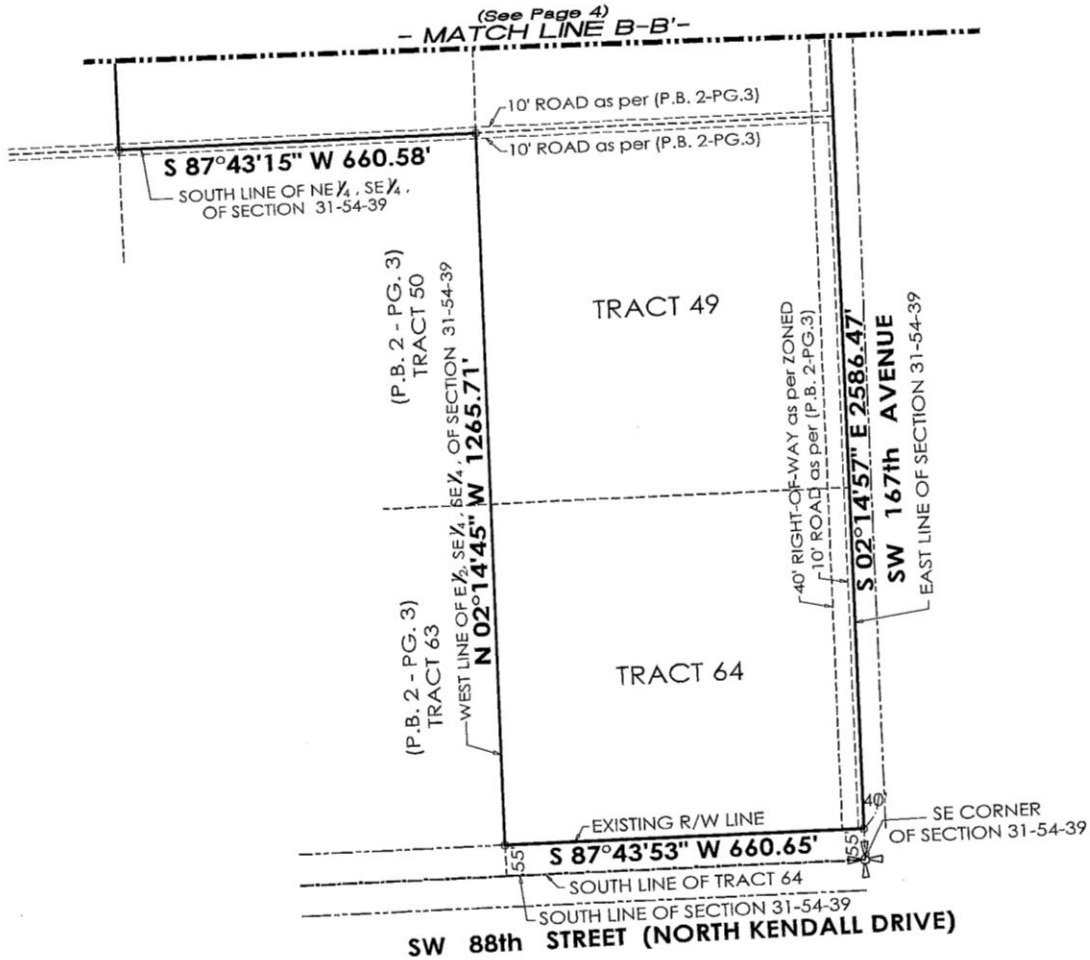
design group
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E-mail: bmdesigngroup@gmail.com

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Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	May 05, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 4 of 11 Sheets



PARCEL SKETCH

SCALE: 1 Inch=300 ft.



- For Location Map and Surveyor's Notes SEE PAGE 1 -
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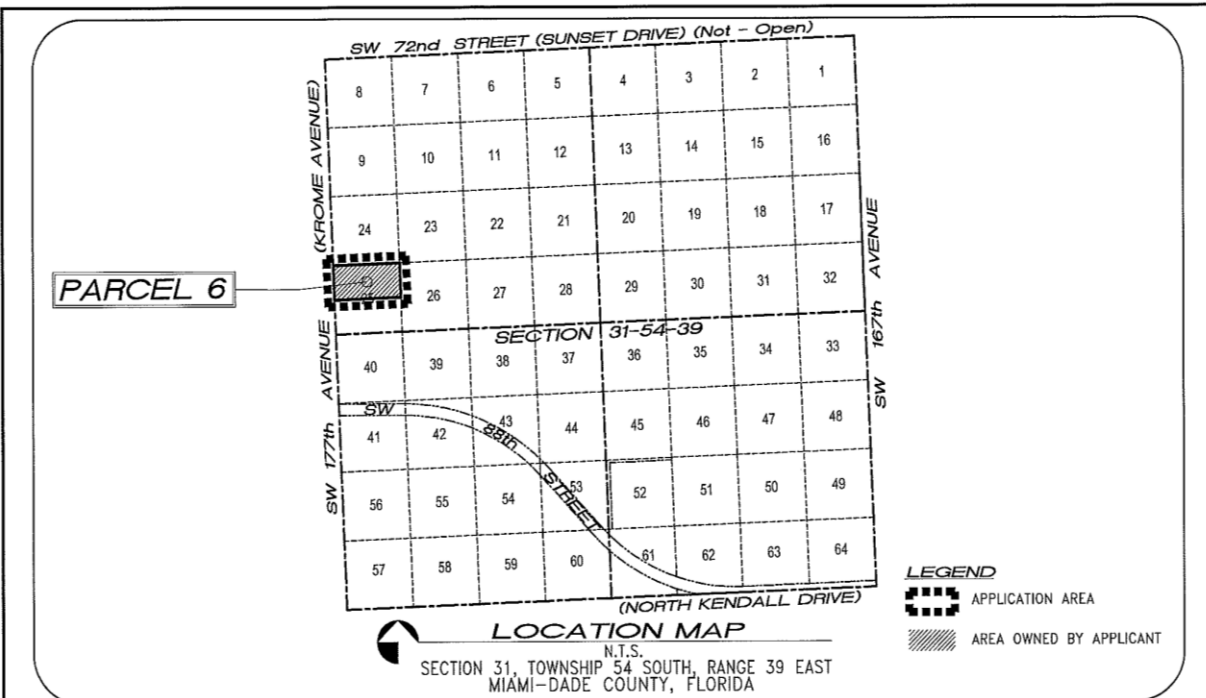
LEGEND

D.B. -DEED BOOK
P.B. -PLAT BOOK
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R/W -RIGHT OF WAY
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Owner Name(s):	H L MILLS FAMILY LLC	PARCEL 5
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Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: May 05, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 5 of 11 Sheets



SURVEYOR REPORT and NOTES

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- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	ACOSTA BROTHERS NURSERY INC	PARCEL 6
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0240
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

THE NORTH ONE-HALF OF TRACT 25 LYING EAST OF THE EAST RIGHT OF WAY OF KROME AVENUE, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI EVERGLADES LAND CO. LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

GROSS AREA 217,985 SQUARE FEET OR 5.0 ACRES MORE OR LESS.

NET AREA 193,233 SQUARE FEET OR 4.44 ACRES MORE OR LESS.

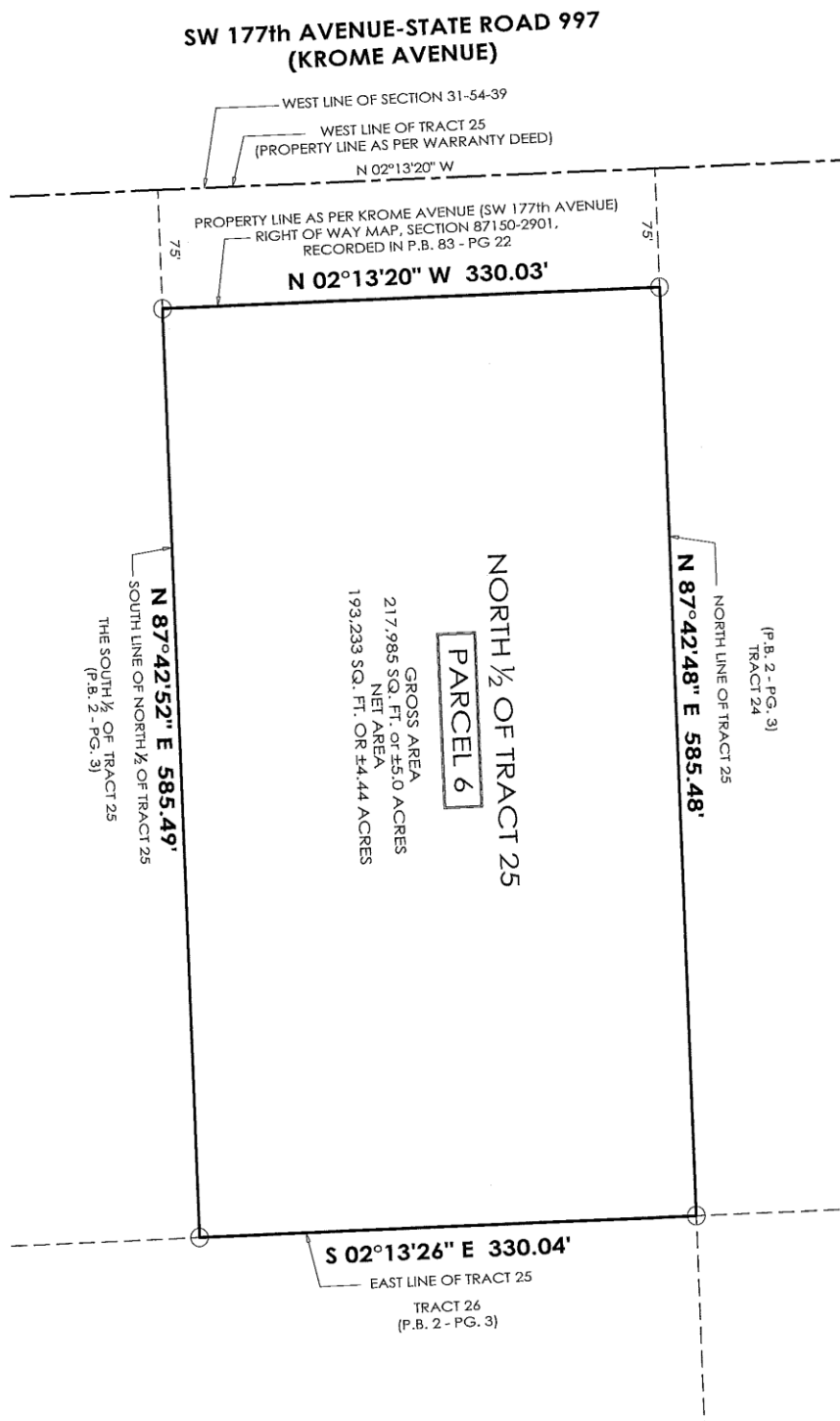
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE) AND NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group	Owner Name(s):	ACOSTA BROTHERS NURSERY INC	PARCEL 6
	SURVEYORS • MAPPERS • LAND PLANNERS	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0240
	Office: (305) 551-8511 • (786) 877-7176	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -	
	E-mail: bmdesigngroup@gmail.com	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783

PARCEL SKETCH

SCALE: 1 inch=100 ft.



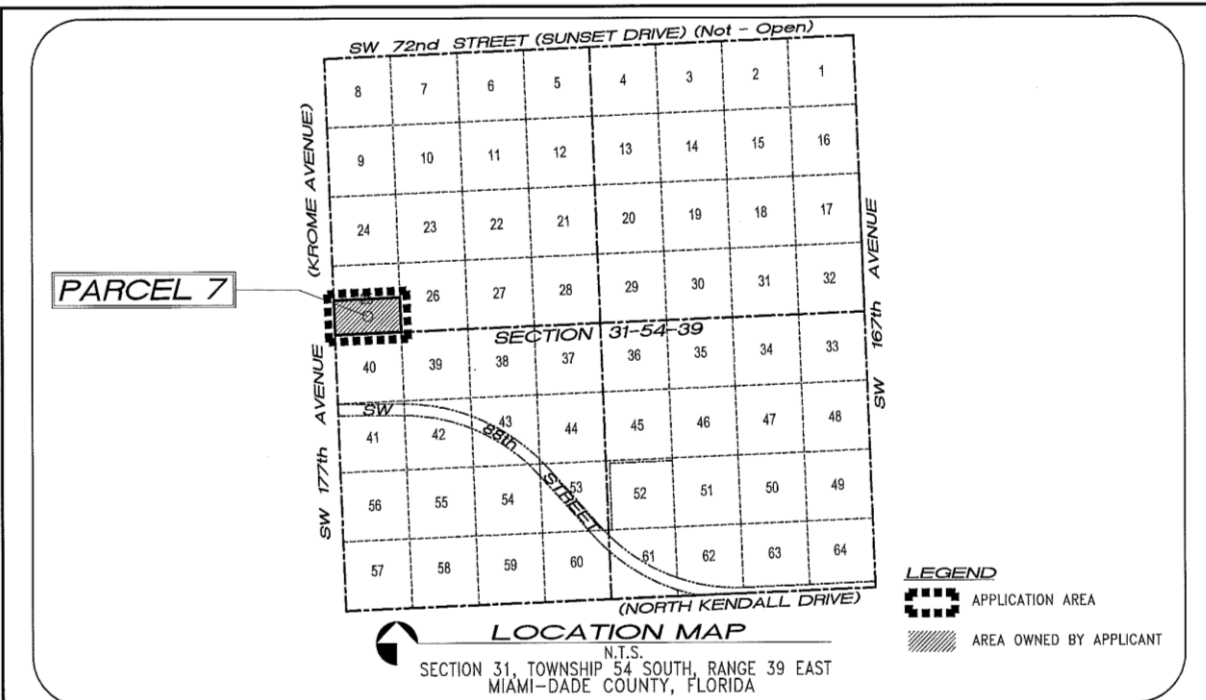
LEGEND
D.B. - DEED BOOK
P.B. - PLAT BOOK
P.G. - PAGE
R/W - RIGHT OF WAY
SE - SOUTHEAST
SQ. FT. - SQUARE FEET
O.R.B. - OFFICIAL RECORD BOOK



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (505) 551-5511 • (766) 877-7176
E-mail: bmdesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

Owner Name(s):	ACOSTA BROTHERS NURSEERY INC	PARCEL 6
Property Address:	VACANT LOT LAND EAST SIDE of SW 177th Ave and NORTH SIDE of SW 88 St	Folio No.: 30-4931-001-0240
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION	
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: brndesigngroup@gmail.com	Owner Name(s): CRUZ M ACOSTA & W MIRIAM		PARCEL 7
	Property Address: EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST		Folio No.: 30-4931-001-0241
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783

LEGAL DESCRIPTION


THE SOUTH ONE-HALF OF TRACT 25 LYING EAST OF THE EAST OF THE EAST RIGHT OF WAY OF KROME AVENUE, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, MIAMI EVERGLADES LAND CO. LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 75 FEET FOR RIGHT OF WAY PURPOSES.

SAID PARCEL CONTAINING:

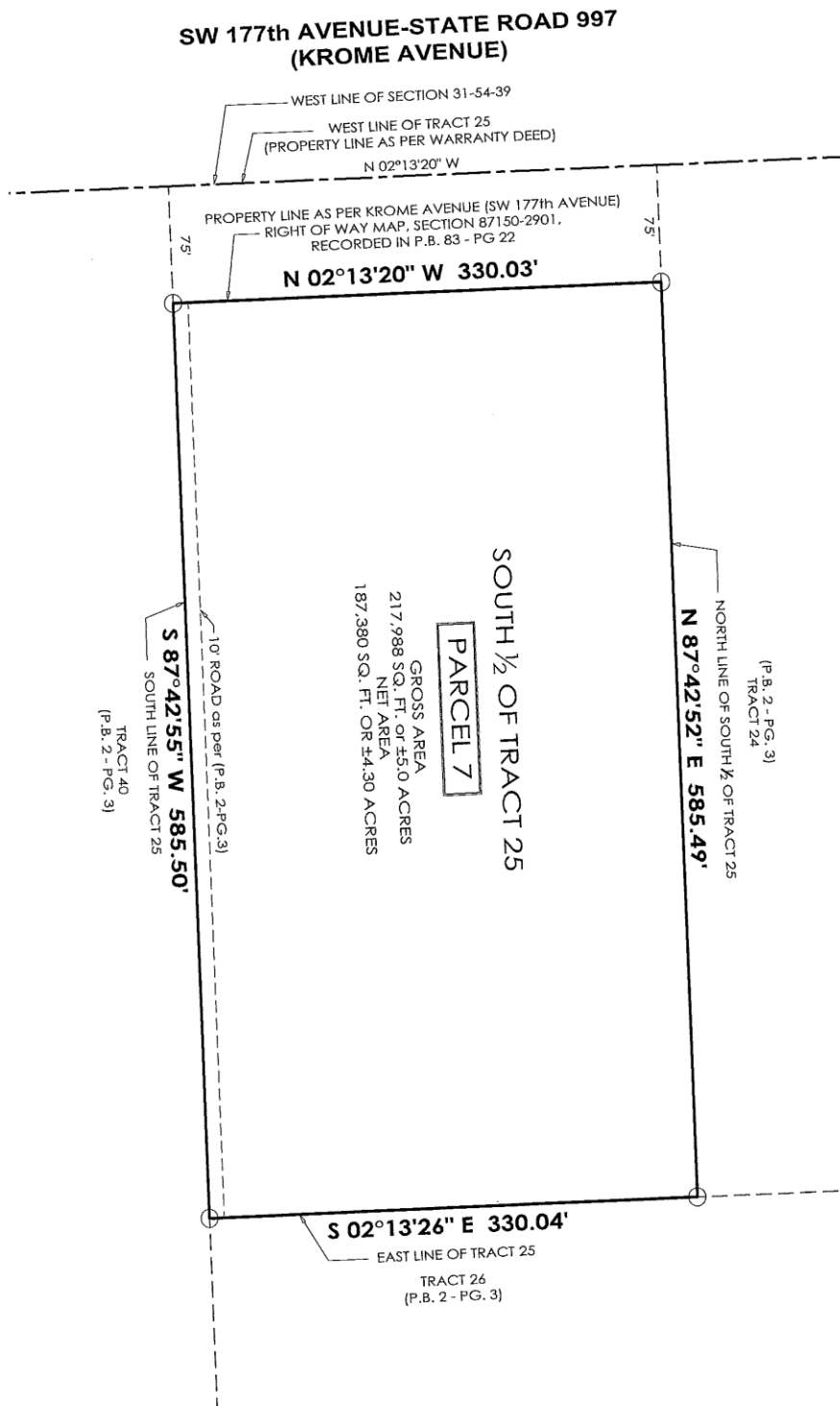
GROSS AREA 217,988 SQUARE FEET OR 5.0 ACRES MORE OR LESS.
NET AREA 187,380 SQUARE FEET OR 4.30 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE) AND NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group	Owner Name(s):	CRUZ M ACOSTA & W MIRIAM	PARCEL 7
	SURVEYORS • MAPPERS • LAND PLANNERS	Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0241
	Office: (305) 551-8511 • (786) 877-7176 E-mail: brndesigngroup@gmail.com	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -	
		Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783

PARCEL SKETCH SCALE: 1 inch=100 ft.



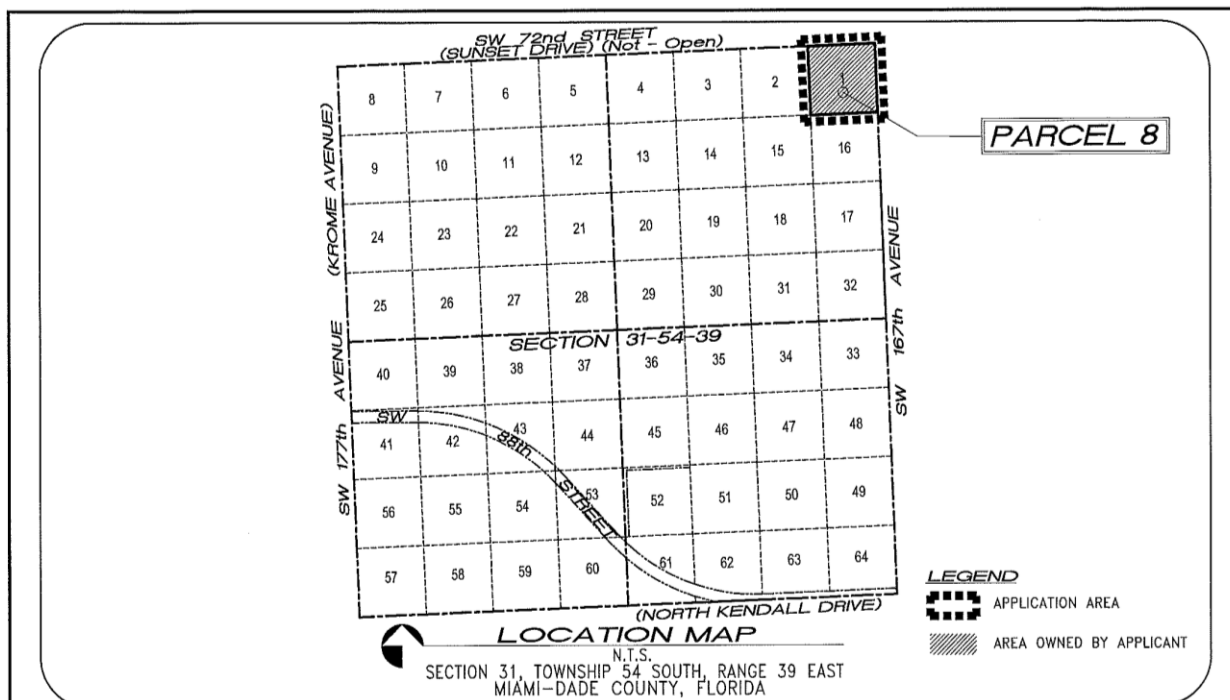
LEGEND
 D.B. -DEED BOOK
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 SE, FT. -SOUTHEAST
 SQ. FT. -SQUARE FEET
 O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
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design group
 SURVEYORS • MAPPERS • LAND PLANNERS
 Office: (561) 551-8511 • (760) 877-7776
 E-mail: bndesigngroup@gmail.com

Owner Name(s):	CRUZ M ACOSTA & W MIRIAM	PARCEL 7
Property Address:	VACANT LOT AND LAND EAST SIDE of SW 177th Ave. and NORTH SIDE of SW 88th St.	Folio No.: 30-4931-001-0241
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - -PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
		Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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 design group SURVEYORS • MAPPERS • LAND PLANNERS Office (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): JEANETTE COHNEN TR		PARCEL 8
	Property Address: WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST		Folio No.: 30-4931-001-0010
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783

LEGAL DESCRIPTION

TRACT ONE (1) OF MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

GROSS AREA 435,992 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

NET AREA 422,886 SQUARE FEET OR 9.71 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE SOUTHWEST SIDE OF INTERSECTION OF SW 167th AVENUE AND SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

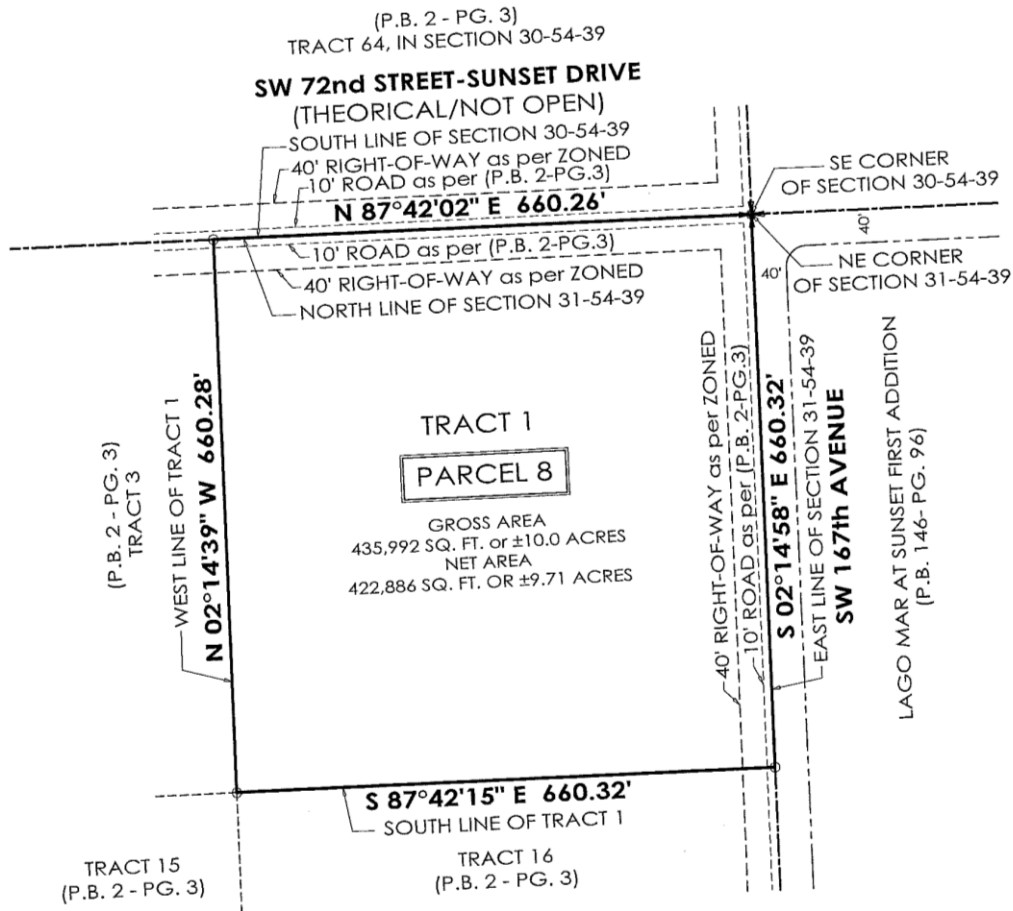
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): JEANETTE COHNEN TR		PARCEL 8
	Property Address: WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST		Folio No.: 30-4931-001-0010
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

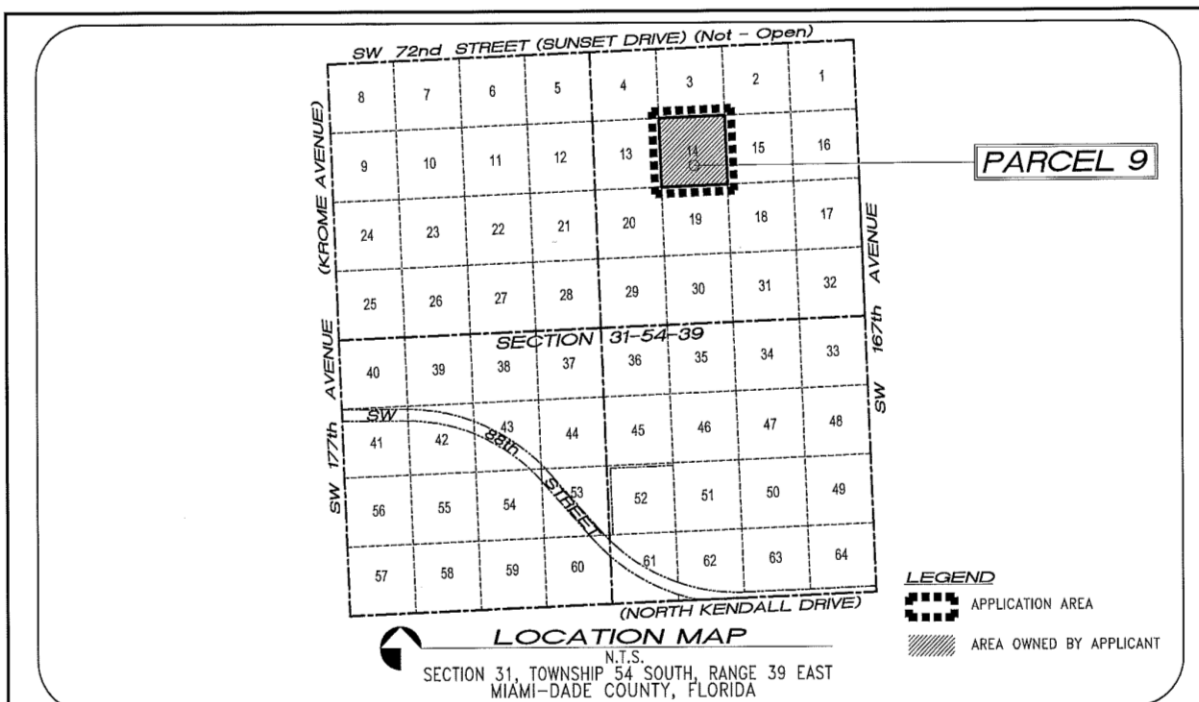
D.B. --DEED BOOK
P.B. --PLAT BOOK
PG. --PAGE
R/W --RIGHT OF WAY
SE --SOUTHEAST
SQ. FT. --SQUARE FEET
O.R.B. --OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	JEANETTE COHNEN TR	PARCEL 8
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0010
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN DOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP SR. 997/SW 177TH AVENUE AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	FRANCISCO COLLADO & W HAYDEE	PARCEL 9
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0130
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACT FOURTEEN (14) OF MIAMI EVERGLADES LAND COMPANY LTD., IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

GROSS AREA 435,975 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

NET AREA 429,370 SQUARE FEET OR 9.86 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE AND SOUTH SIDE OF SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

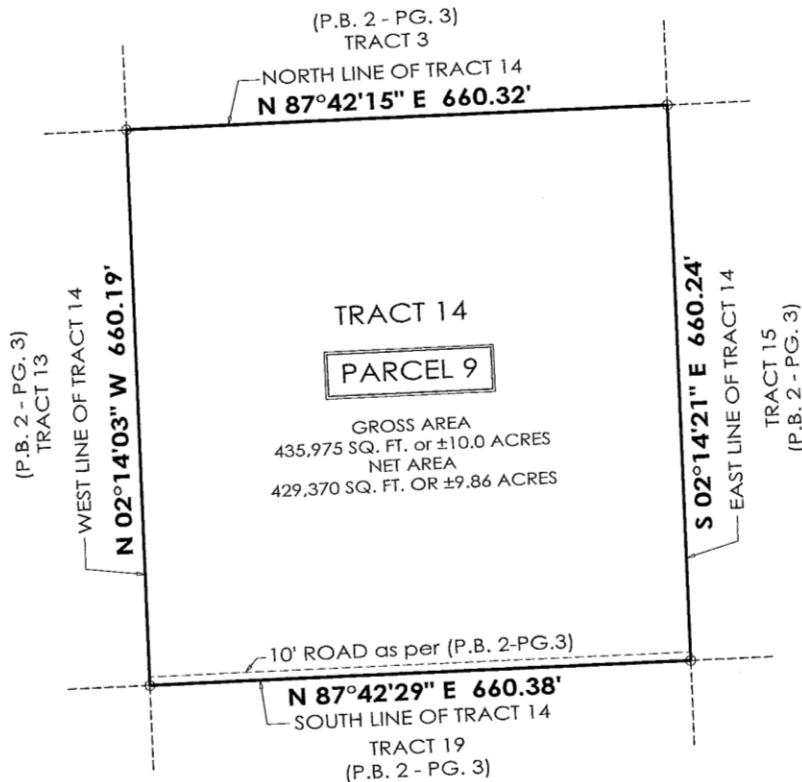
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): FRANCISCO COLLADO & W HAYDEE		PARCEL 9
	Property Address: WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST		Folio No.: 30-4931-001-0130
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

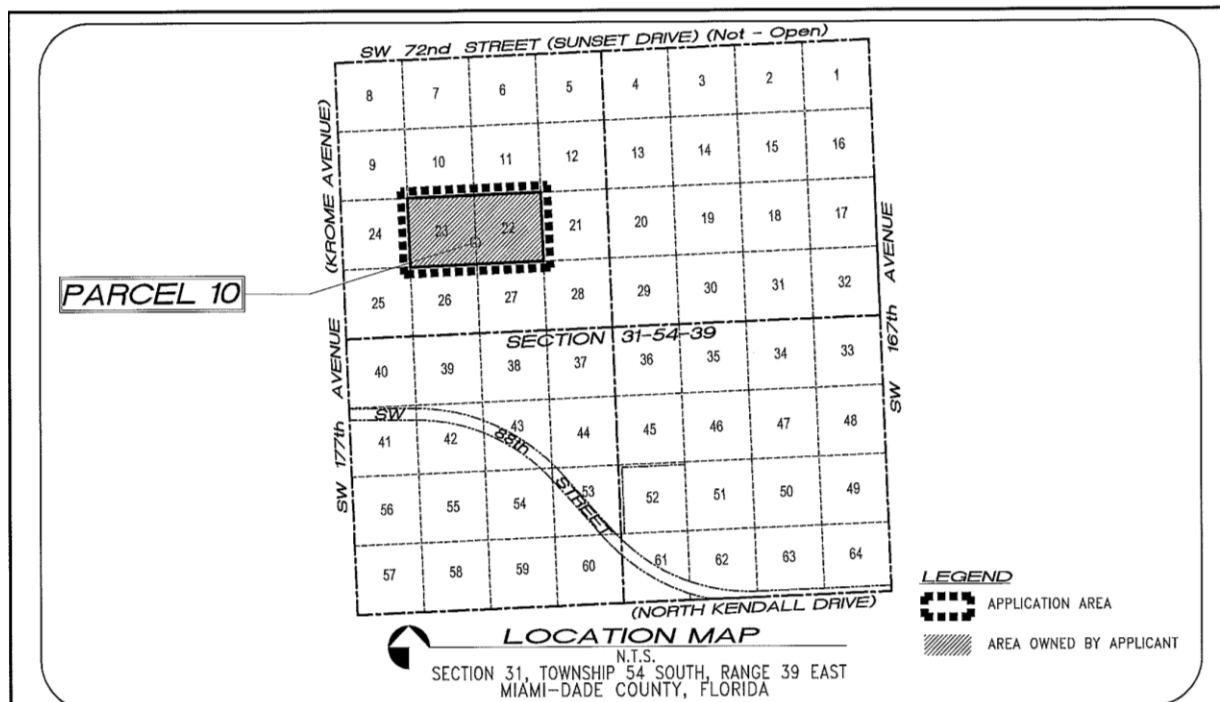


design group

SURVEYORS • MAPPERS • LAND PLANNERS

Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	FRANCISCO COLLADO & W HAYDEE	PARCEL 9
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and SOUTH SIDE of SW 72 ST	Folio No.: 30-4931-001-0130
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINARES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ Jr.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	G C A M INVESTMENT CORP	PARCEL 10
Property Address:	VACANT LOT LAND EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACTS 22 AND 23, IN MIAMI EVERGLADES LAND COMPANY LTD., A SUBDIVISION OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA,


SAID PARCEL CONTAINING:

GROSS AREA 871,964 SQUARE FEET OR 20.0 ACRES MORE OR LESS.

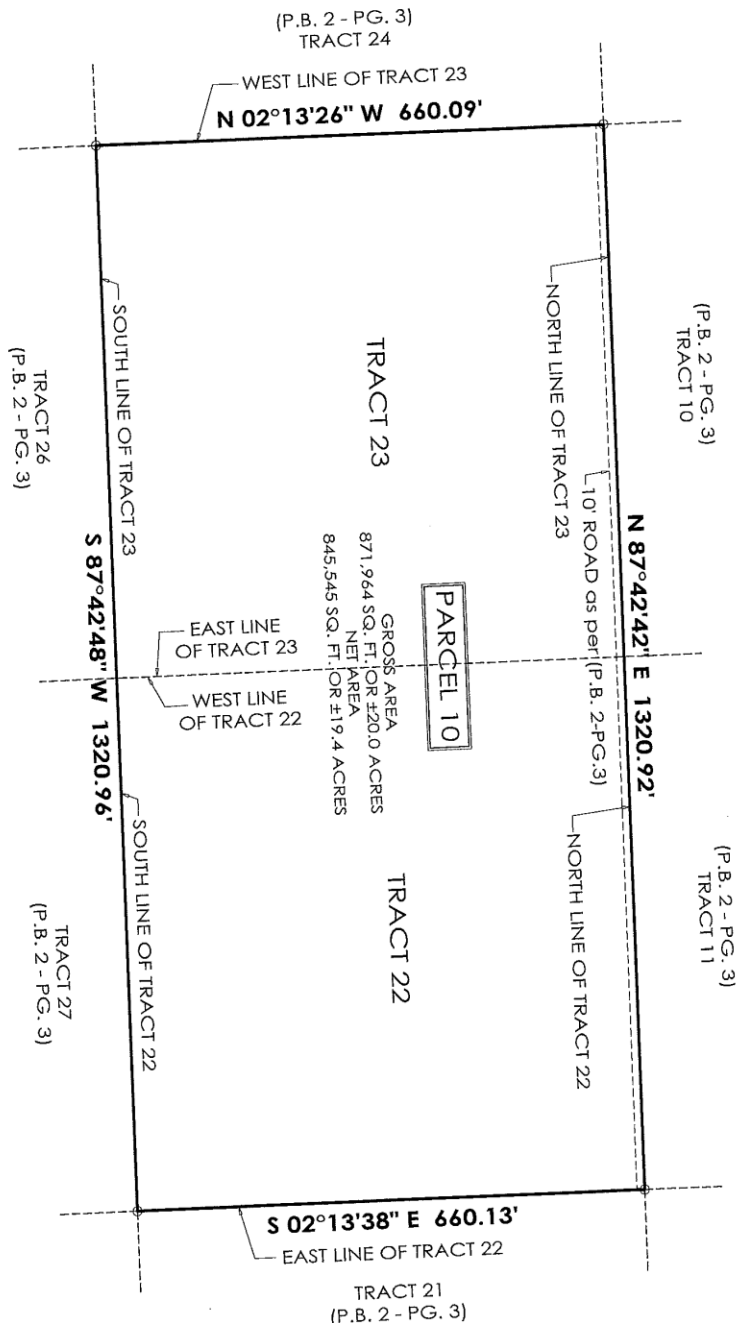
NET AREA 845,545 SQUARE FEET OR 19.4 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE EAST SIDE OF SW 177th AVENUE (KROME AVENUE), BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group		Owner Name(s):	G C A M INVESTMENT CORP		PARCEL 10
	SURVEYORS • MAPPERS • LAND PLANNERS		Property Address:	EAST SIDE of SW 177 AVE between SW 72 ST and SW 88 ST		Folio No(s): 30-4931-001-0210/0220
	Office (305) 551-8511 • (786) 877-7176		Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
	E-mail: bmdesigngroup@gmail.com		- LEGAL DESCRIPTION TO ACCOMPANY SKETCH -			
		Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783	Sheet: 2 of 5 Sheets	

PARCEL SKETCH SCALE: 1 inch=200 ft.



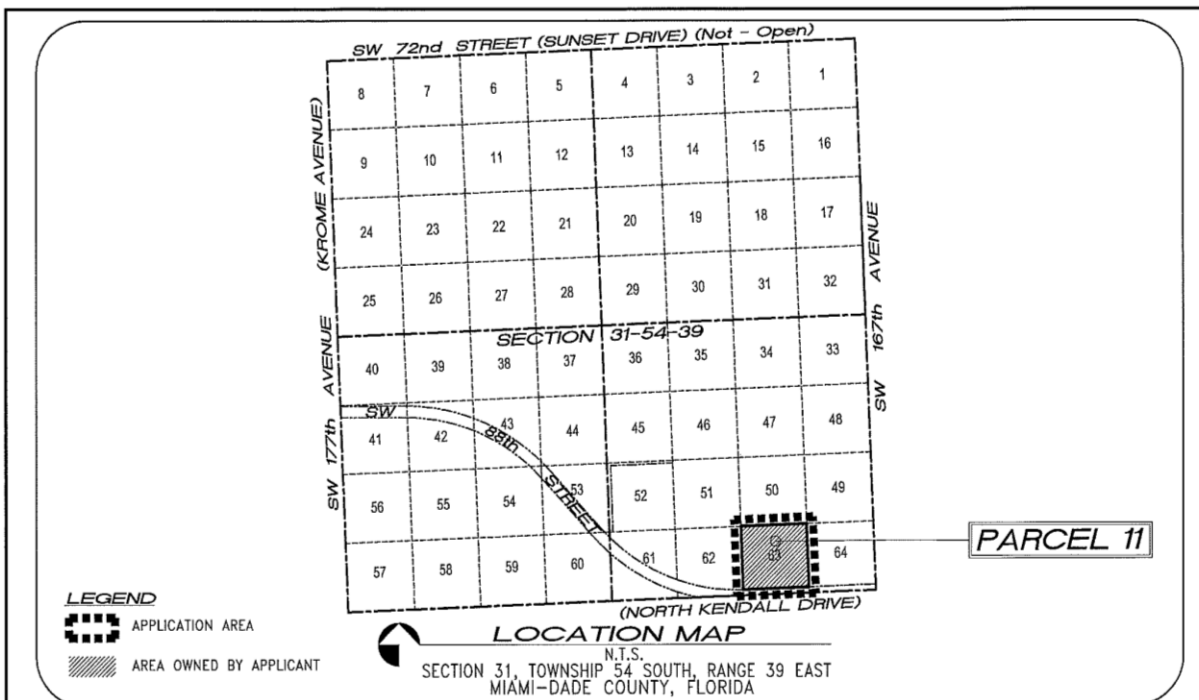
LEGEND
 D.B. - DEED BOOK
 P.B. - PLAT BOOK
 PG. - PAGE
 R/W - RIGHT OF WAY
 SE - SOUTHEAST
 SQ. FT. - SQUARE FEET
 O.R.B. - OFFICIAL RECORD BOOK



design group
 SURVEYORS • MAPPERS • LAND PLANNERS
 Office: (360) 551-8511 • (786) 877-7176
 E-mail: bndesigngroup@gmail.com

- For Location Map and Surveyor's Notes SEE PAGE 1 -
 - For Legal Description SEE PAGE 2 -

Owner Name(s):	G C A M INVESTMENT CORP	PARCEL 10
Property Address:	VACANT LOT 1 AND 2, 177 N. 17th St. and 17th St. 88 St. (Folio No(s): 30-4931-001-0210/0220)	
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	
Drawn By:	BM	
Job No.:	15-0783	
Sheet:	3	of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

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- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.


- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): IRMA YAFFAR TRS		PARCEL 11
	Property Address: WEST SIDE of SW 167 AVE and NORTH SIDE of SW 88 ST		Folio No.: 30-4931-001-0620
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783


LEGAL DESCRIPTION

TRACT 63, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE SOUTH 55 FEET THEREOF.

SAID PARCEL CONTAINING:
GROSS AREA 436,265 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
NET AREA 399,929 SQUARE FEET OR 9.18 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTHWEST SIDE OF INTERSECTION OF SW 167th AVENUE AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

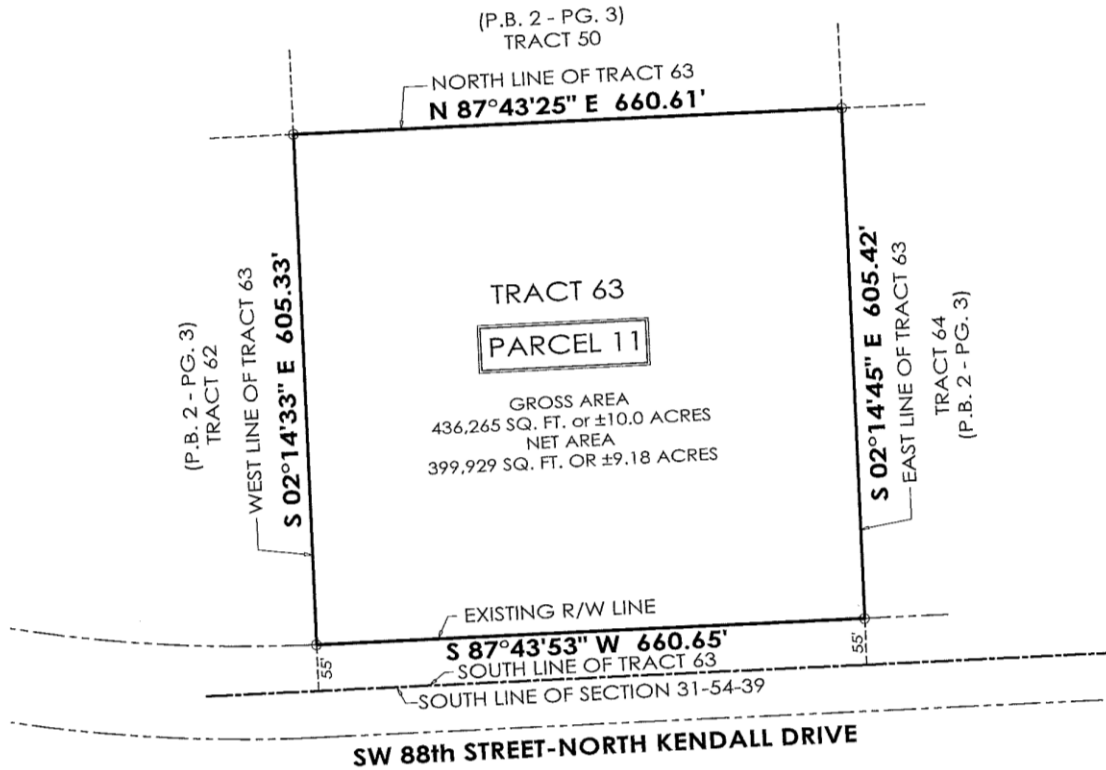
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): IRMA YAFFAR TRS		PARCEL 11	
	Property Address: WEST SIDE of SW 167 AVE and NORTH SIDE of SW 88 ST		Folio No.: 30-4931-001-0620	
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH-			
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783	Sheet: 2 of 5 Sheets



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

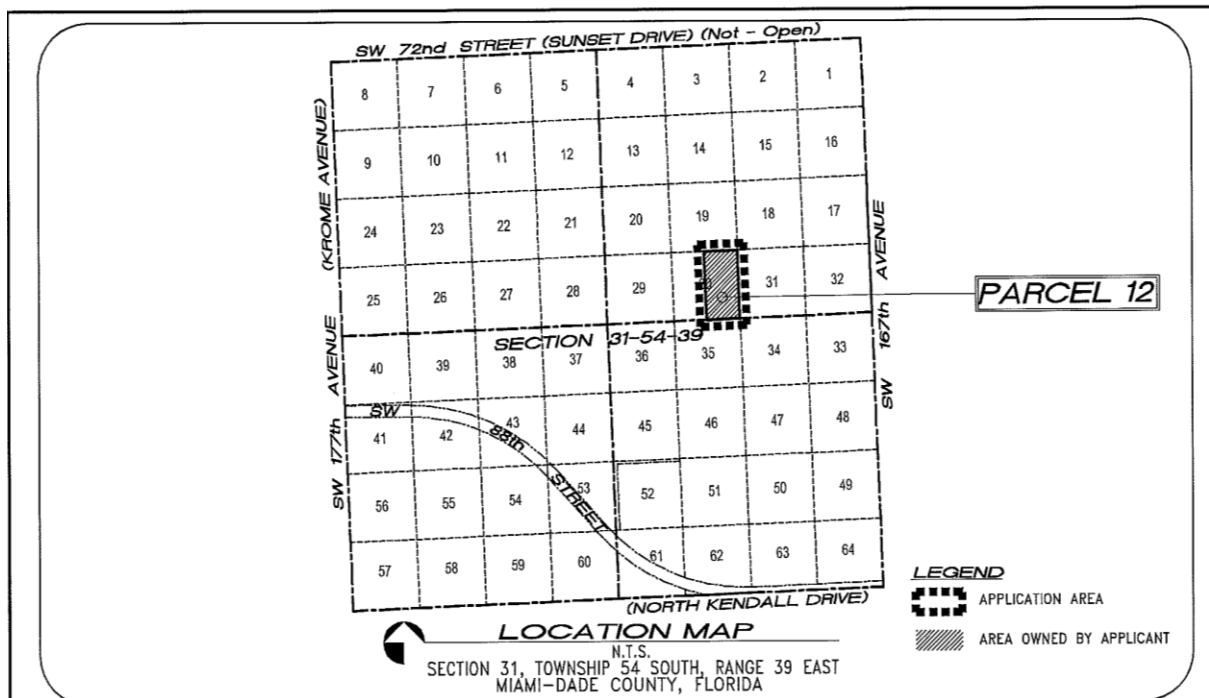
D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



design group
SURVEYORS • MAPPERS • LAND PLANNERS
Office: (305) 551-8511 • (786) 877-7176
E-mail: bndesigngroup@gmail.com

Owner Name(s):	IRMA YAFFAR TRS	PARCEL 11
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE and NORTH SIDE of SW 88 ST	Folio No.: 30-4931-001-0620
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

THE EAST ½ OF TRACT 30, OF MIAMI EVERGLADES LAND COMPANY LTD., SUBDIVISION, OF SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, AS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

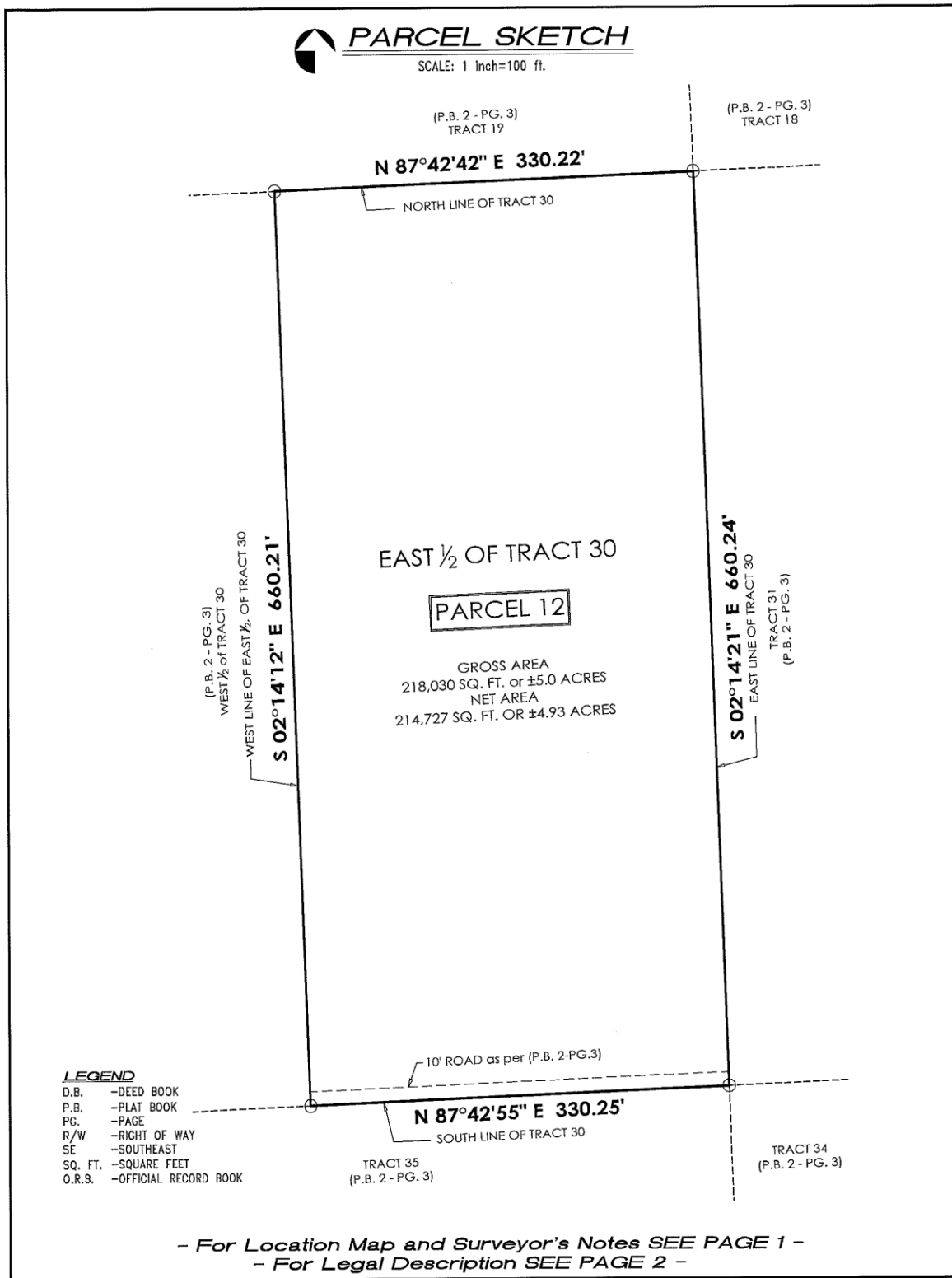
GROSS AREA 218,030 SQUARE FEET OR 5.0 ACRES MORE OR LESS.

NET AREA 214,727 SQUARE FEET OR 4.93 ACRES MORE OR LESS.

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

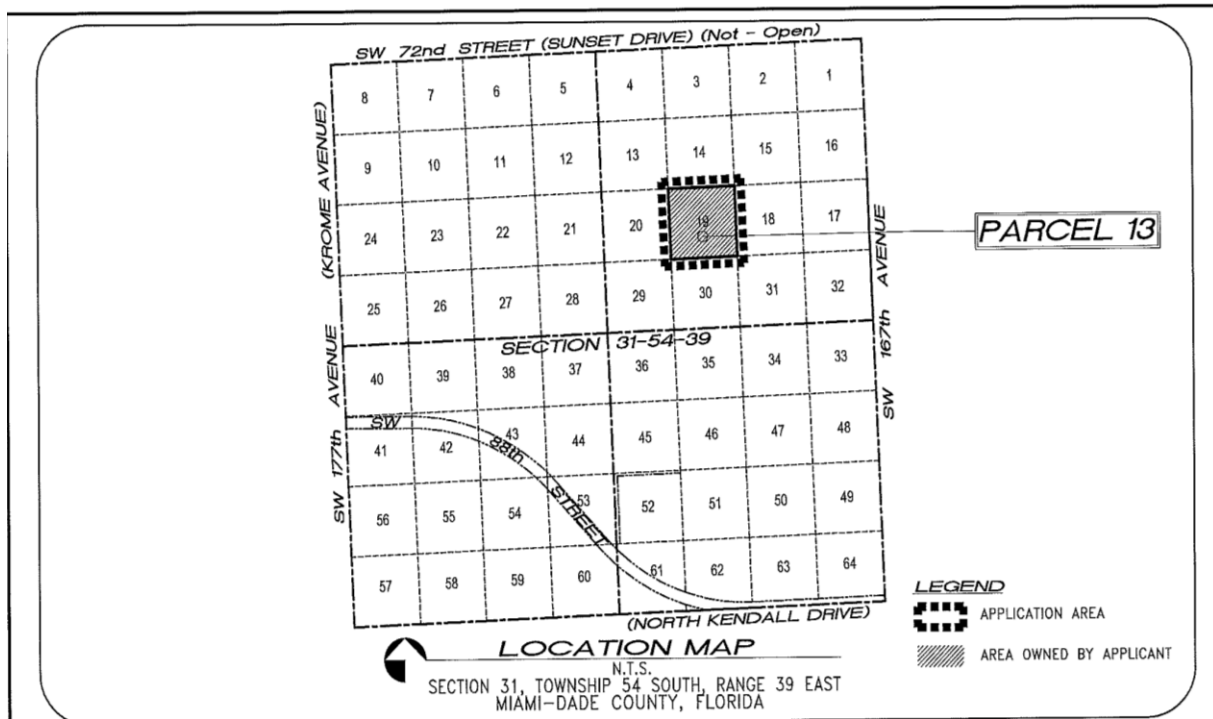
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group	Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
	SURVEYORS • MAPPERS • LAND PLANNERS	Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
	Office (305) 551-8511 • (788) 877-7176 E-mail: bmdesigngroup@gmail.com	Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -	
		Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



design group
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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	LARGO ENTERPRISES LLC	PARCEL 12
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0291
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 T 19 CORP	PARCEL 13
Property Address:	VACANT LOT LAND WEST SIDE OF SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0180
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION


TRACT 19, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT OF MIAMI EVERGLADES LAND COMPANY LIMITED, THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:

GROSS AREA 436,014 SQUARE FEET OR 10.0 ACRES MORE OR LESS.
NET AREA 429,410 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, BETWEEN SW 72nd STREET (SUNSET DRIVE) AND SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

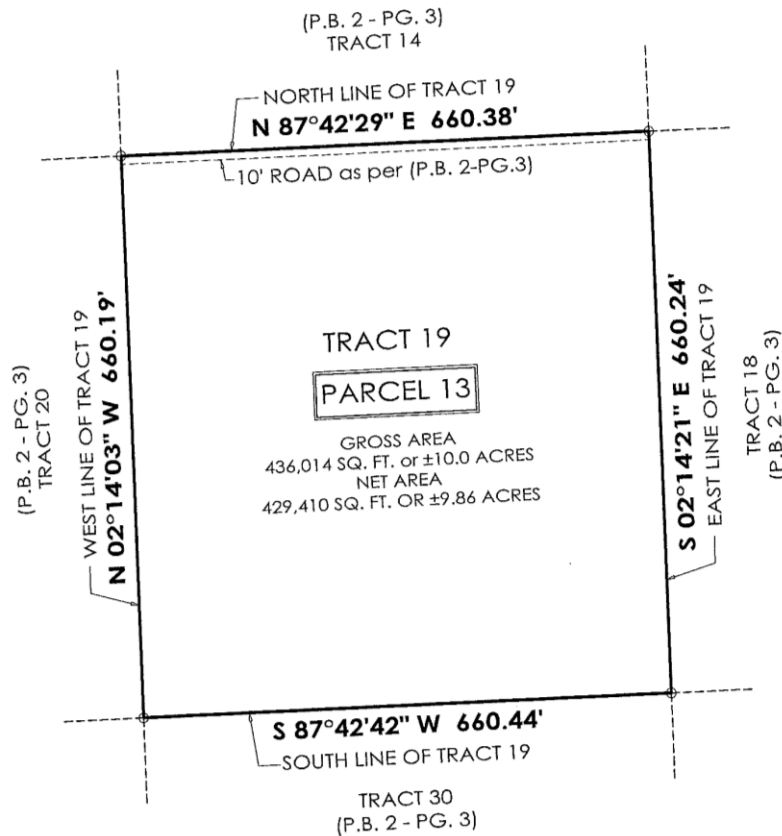
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group		Owner Name(s): SECTION 31 T 19 CORP		PARCEL 13		
	SURVEYORS • MAPPERS • LAND PLANNERS		Property Address: VACANT LOT LAND		Folio No.: 30-4931-001-0180		
	Office: (305) 551-8511 • (786) 877-7176		Type of Project: WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST		SKETCH TO ACCOMPANY LEGAL DESCRIPTION		
	E-mail: bmdesigngroup@gmail.com		- LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		Sheet: 2 of 5 Sheets		
		Date: April 30, 2015		Drawn By: BM		Job No.: 15-0783	



PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

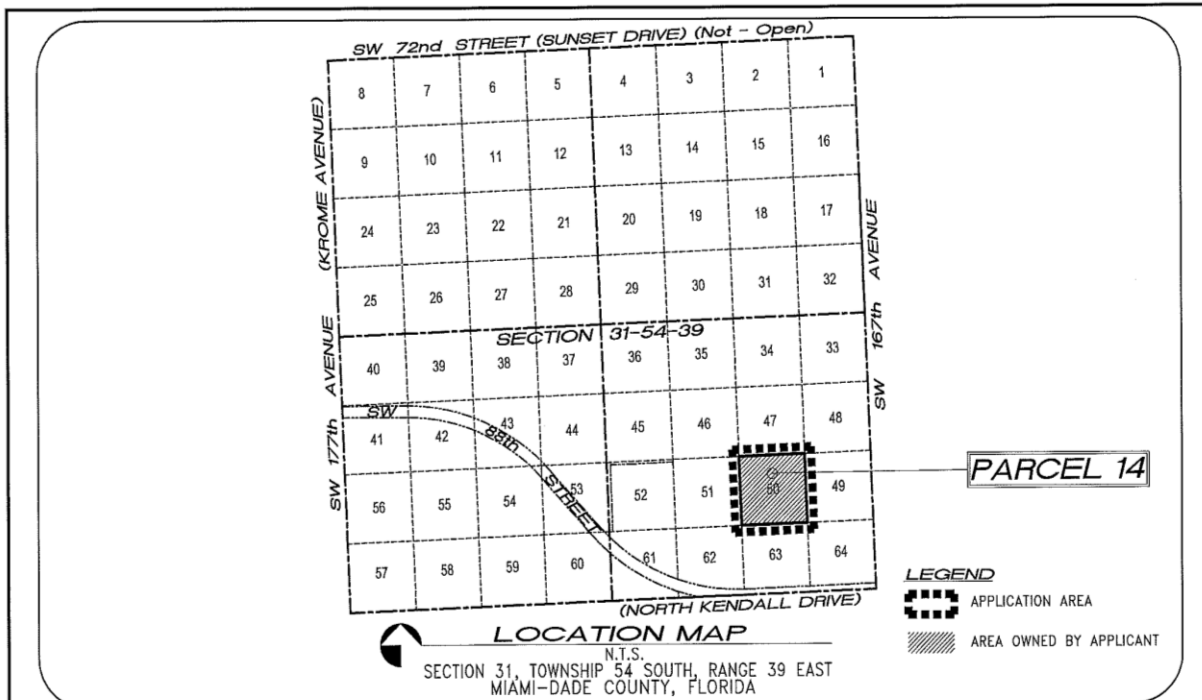
D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 T 19 CORP	PARCEL 13
Property Address:	VACANT LOT LAND WEST SIDE of SW 157 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0180
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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- THIS SKETCH TO ACCOMPANY LEGAL DESCRIPTION CONSISTS OF MULTIPLE (5) SHEETS AND SHALL NOT BE CONSIDERED FULL, VALID, AND COMPLETE UNLESS EACH SHEET IS ATTACHED TO THE OTHER.

- NOT VALID UNLESS SEALED WITH AN EMBOSSED FLORIDA LICENSED SURVEYOR' SEAL.

- ADDITIONS AND/OR DELETIONS TO SURVEY MAPS, SKETCHES OR REPORTS BY ANY PARTY OTHER THAN THE SIGNING PARTY ARE PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY.

- THERE MAY BE ADDITIONAL RESTRICTIONS NOT SHOWN ON THIS SKETCH AND LEGAL DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY, EXAMINATION OF ABSTRACT OF TITLE WILL BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY AFFECTING THIS PROPERTY.

- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO	PARCEL 14
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0490
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACT 50, OF MIAMI EVERGLADES LAND COMPANY LIMITED, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.


SAID PARCEL CONTAINING:

GROSS AREA 436,173 SQUARE FEET OR 10.0 ACRES MORE OR LESS.

NET AREA 429,567 SQUARE FEET OR 9.86 ACRES MORE OR LESS.

THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE WEST SIDE OF SW 167th AVENUE, AND ON THE NORTH SIDE OF SW 88th STREET (NORTH KENDALL DRIVE), MIAMI-DADE COUNTY, FLORIDA.

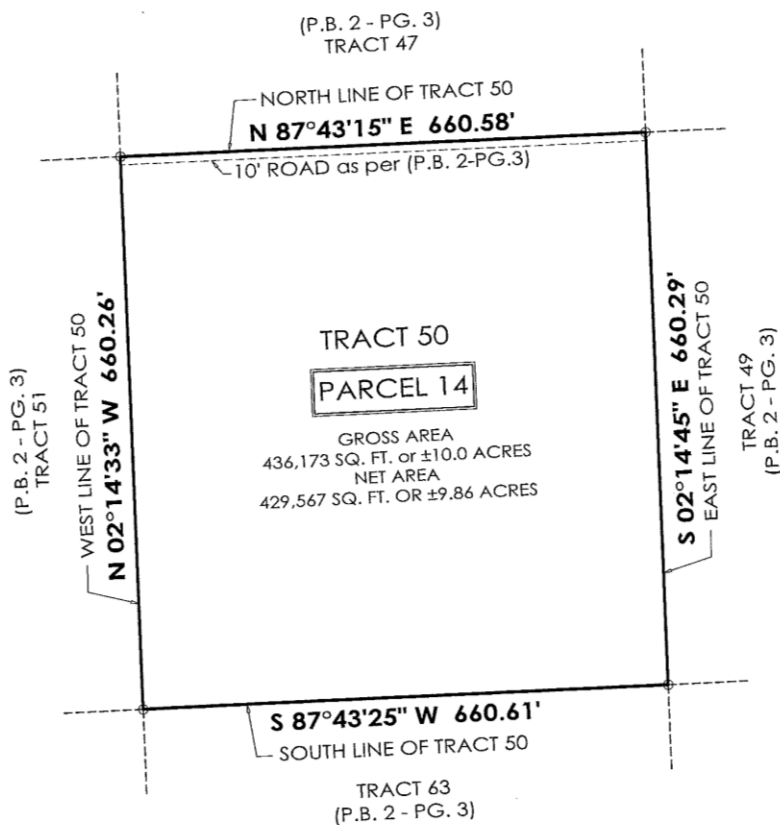
- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO		PARCEL 14
	Property Address: WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST		Folio No.: 30-4931-001-0490
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
	Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783



PARCEL SKETCH

SCALE: 1 inch=200 ft.

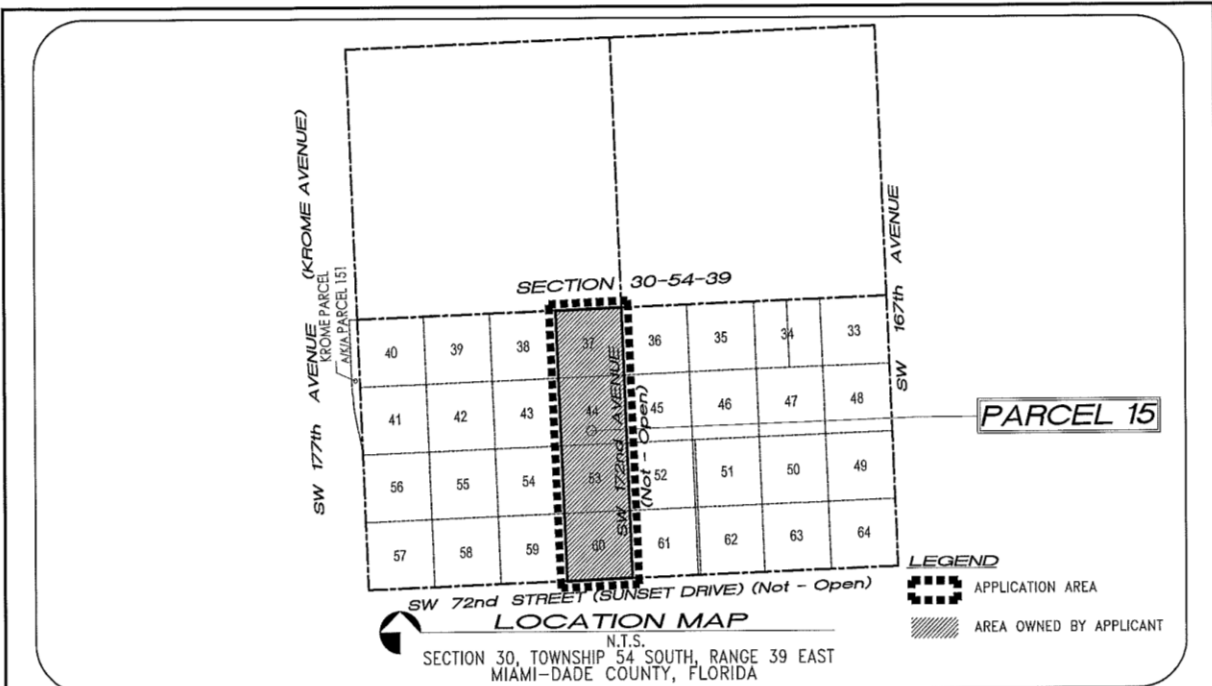


- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -



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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	SECTION 31 TRACT 50 CORP C/O NICOLAS A MARTIN-HIDALGO	PARCEL 14
Property Address:	VACANT LOT LAND WEST SIDE of SW 167 AVE between SW 72 ST and SW 88 ST	Folio No.: 30-4931-001-0490
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783
		Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

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- THE SKETCH AND LEGAL DESCRIPTION SHOWN HEREIN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT AND PUBLIC RECORDS OF MIAMI-DADE COUNTY.

- NO TITLE RESEARCH HAS BEEN PERFORMED TO DETERMINE IF THERE ARE ANY CONFLICT EXISTING OR ARISING OUT OF THE CREATION OF THE EASEMENTS, RIGHT OF WAYS, PARCEL DESCRIPTIONS, OR ANY OTHER TYPE OF ENCUMBRANCES THAT THE HEREIN DESCRIBED LEGAL MAY BE UTILIZES FOR.

- BEARINGS AND COORDINATES ARE RELATIVE TO STATE PLANE COORDINATES, FLORIDA EAST ZONE, NORTH AMERICAN DATUM (NAD83) 1983 OF 1990 ADJUSTMENT. A BEARING OF N 01°48'12" W BEING ESTABLISHED BETWEEN FDOT MONUMENTS C01 (N 490,761.8814, E 827,788.0272) STAMPED 87/07/C01 AND C24 (N 519,459.9497, E 826,884.5039) STAMPED 87/07/C24; AS PER F.D.O.T. RIGHT OF WAY MAP S.R. 997/SW 177TH AVENUE/KROME AVENUE, SECTION 87150-0000.

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L. NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



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E-mail: bmdesigngroup@gmail.com

Owner Name(s):	MIAMI-DADE COUNTY WATER AND SEWER	PARCEL 15
Property Address:	VACANT LOT LAND SW 72 ST (Not Open) and SW 172 AVE (Not Open)	Folio No(s): SEE BELOW LEGAL DESCRIPTION/PG.2
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 15, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACTS 37, 44, 53 AND 60 OF MIAMI EVERGLADES LAND COMPANY LTD., ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING IN SECTION 30, TOWNSHIP 54 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA.

SAID PARCEL CONTAINING:

GROSS AREA 1,743,565 SQUARE FEET OR 40.0 ACRES MORE OR LESS.

NET AREA 1,691,146 SQUARE FEET OR 38.8 ACRES MORE OR LESS.

PROPERTY IDENTIFICATION NUMBERS:

30-4930-001-0370


30-4930-001-0440

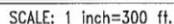
30-4931-001-0530

30-4931-001-0600

ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE NORTHWEST SIDE OF INTERSECTION OF SW 172ND AVENUE (NOT-OPEN) AND SW 72ND STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

 design group SURVEYORS • MAPPERS • LAND PLANNERS Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Owner Name(s): MIAMI-DADE COUNTY WATER AND SEWER		PARCEL 15
	Property Address: VACANT LOT LAND SW 72 ST (Not Open) and SW 172 AVE (Not Open)		Folio No(s): SEE BELOW LEGAL DESCRIPTION/Pg.2
	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
	Date: April 15, 2015	Drawn By: BM	Job No.: 15-0783

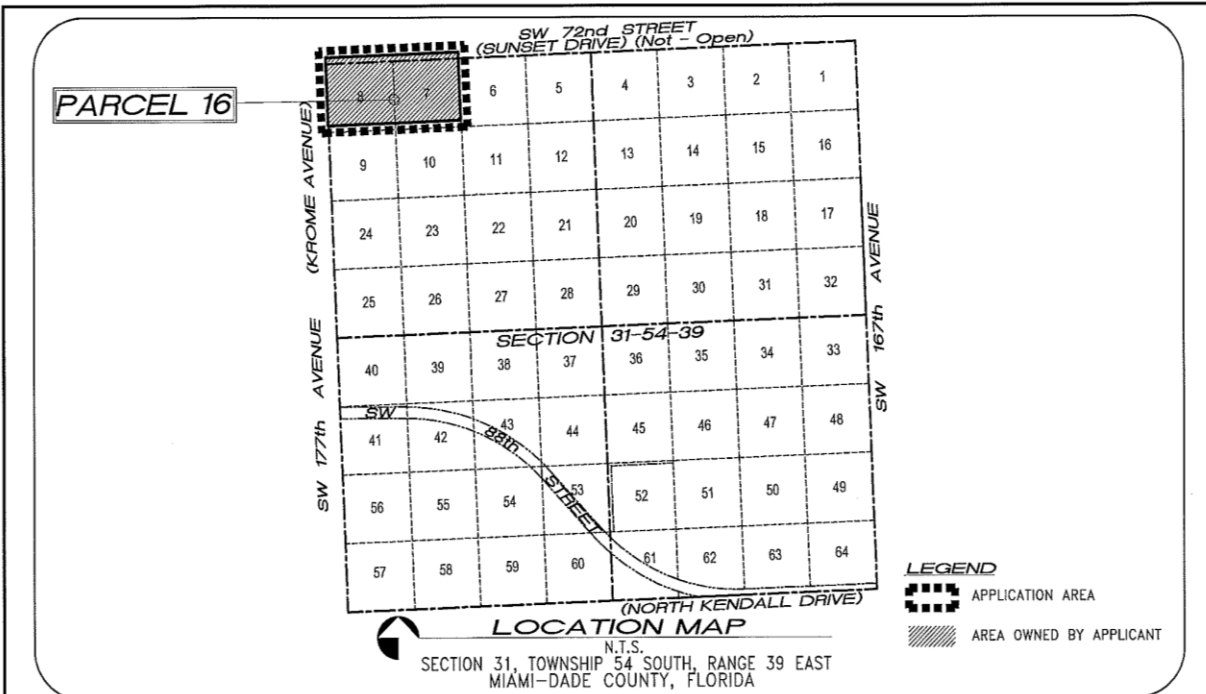


- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Legal Description SEE PAGE 2 -

D.B. -DEED BOOK
P.B. -PLAT BOOK
PG. -PAGE
R/W -RIGHT OF WAY
SE -SOUTHEAST
SQ. FT. -SQUARE FEET
O.R.B. -OFFICIAL RECORD BOOK

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Office: (305) 551-8511 • (786) 877-7176
E-mail: brmdesigngroup@gmail.com

Owner Name(s): MIAMI-DADE COUNTY WATER AND SEWER		PARCEL 15	
Property Address: VACANT LOT LAND SW 72 ST (Not Open) and SW 172 AVE (Not Open)		Folio No(s):SEE BELOW LEGAL DESCRIPTION/P.G.2	
Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -			
Date: April 15, 2015	Drawn By: BM	Job No.: 15-0783	Sheet: 3 of 5 Sheets



SURVEYOR REPORT and NOTES

- THIS IS NOT A BOUNDARY SURVEY. THIS IS AN SKETCH TO ACCOMPANY LEGAL DESCRIPTION FOR GRAPHIC DEPICTION OF THE DESCRIPTION SHOWN HEREON.

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SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE ATTACHED SKETCH TO ACCOMPANY LEGAL DESCRIPTION IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY SURVEYED UNDER MY DIRECTION, AND MEETS THE INTENT OF THE "MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA", PURSUANT TO RULE 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE AND ITS IMPLEMENTING LAW, CHAPTER 472.027 OF THE FLORIDA STATUTES.

FRANCISCO L NUNEZ JR.
PROFESSIONAL SURVEYOR AND MAPPER No.6382
STATE OF FLORIDA

- For Legal Description SEE PAGE 2 -
- For Parcel Sketch SEE PAGE 3 -



design group
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Office: (305) 551-8511 • (786) 877-7176
E-mail: bmdesigngroup@gmail.com

Owner Name(s):	STATE OF FLORIDA C/O STATE ROAD	PARCEL 16
Property Address:	VACANT LOT LAND EAST SIDE of SW 177th AVE and SOUTH SIDE of SW 72nd ST	Folio No.: 30-4931-001-0070
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LOCATION MAP and SURVEYOR'S NOTES -	
Date:	April 30, 2015	Drawn By: BM
Job No.:	15-0783	Sheet: 1 of 5 Sheets

LEGAL DESCRIPTION

TRACT 7 AND TRACT 8, OF MIAMI EVERGLADES LAND CO. LTD., SUBDIVISION, IN SECTION 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST, ACCORDING TO THE PLAT RECORDED IN PLAT BOOK 2, AT PAGE 3, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THE WEST 50 FEET OF SAID TRACT 8.


SAID PARCEL CONTAINING:

GROSS AREA 871,884 SQUARE FEET OR 20.0 ACRES MORE OR LESS.

NET AREA 826,227 SQUARE FEET OR 18.9 ACRES MORE OR LESS.

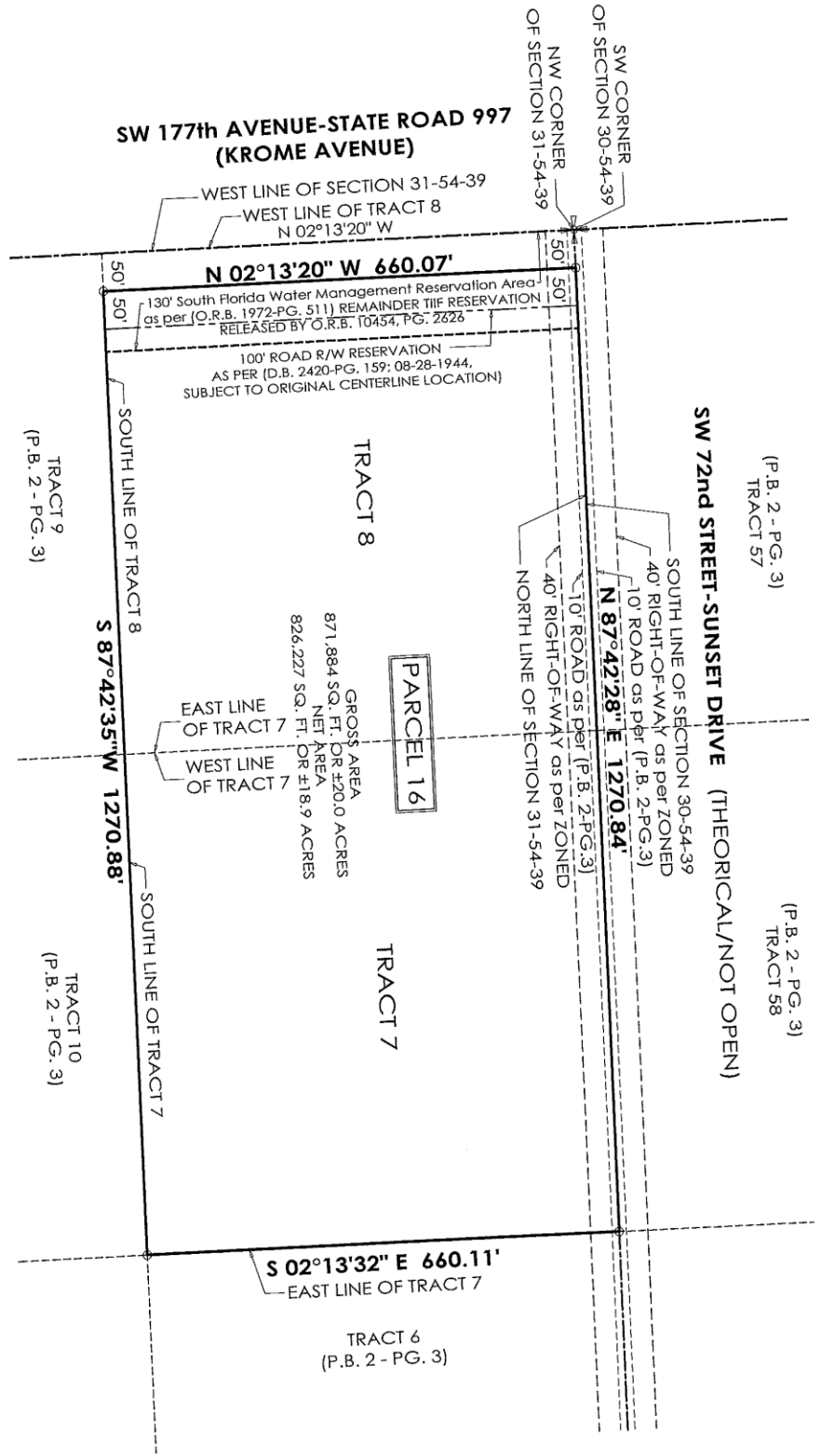
ALL OF THE ABOVE DESCRIBED PARCEL OF LAND IS LOCATED ON THE SOUTHEAST SIDE OF INTERSECTION OF SW 177th AVENUE (KROME AVENUE) AND SW 72nd STREET (SUNSET DRIVE), MIAMI-DADE COUNTY, FLORIDA.

- For Location Map and Surveyor's Notes SEE PAGE 1 -
- For Parcel Sketch SEE PAGE 3 -

	design group	Owner Name(s): STATE OF FLORIDA C/O STATE ROAD		PARCEL 16
	SURVEYORS • MAPPERS • LAND PLANNERS	Property Address: EAST SIDE of SW 177th AVE and SOUTH SIDE of SW 72nd ST		Folio No.: 30-4931-001-0070
	Office: (305) 551-8511 • (786) 877-7176 E-mail: bmdesigngroup@gmail.com	Type of Project: SKETCH TO ACCOMPANY LEGAL DESCRIPTION - LEGAL DESCRIPTION TO ACCOMPANY SKETCH -		
		Date: April 30, 2015	Drawn By: BM	Job No.: 15-0783

PARCEL SKETCH

SCALE: 1 inch=200 ft.



LEGEND

D.B. -DEED BOOK

P.B. -PLAT BOOK


PG. -PAGE

R/W -RIGHT OF WAY

SE -SOUTHEAST

SO. FT. -SQUARE FEET

O.R.B. -OFFICIAL RECORD BOOK



design group

SURVEYORS • MAPPERS • LAND PLANNERS

Office: (352) 591-8511 • (786) 877-7176

E-mail: bndesigngroup@gmail.com

Owner Name(s):	STATE OF FLORIDA C/O STATE ROAD	PARCEL 16
Property Address:	VACANT LOT LAND EAST SIDE of SW 177th Ave. and SOUTH SIDE of SW 72nd St.	Folio No.: 30-4931-001-0070
Type of Project:	SKETCH TO ACCOMPANY LEGAL DESCRIPTION - PARCEL SKETCH TO ACCOMPANY LEGAL DESCRIPTION -	
Date:	April 30, 2015	Drawn By: BW
Job No.:	15-0783	Sheet: 3 of 5 Sheets

- For Location Map and Surveyor's Notes SEE PAGE 1 -

- For Legal Description SEE PAGE 2 -

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

HL Mills Family LLC, 12790 S. Dixie Hwy, Miami, FL 33156

2. PROPERTY DESCRIPTION:

Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3.

For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
HL Mills Family LLC.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST:

Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

PARTNERSHIP NAME: HL Mills Family LLC

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

See attached **Exhibit B**

The above is a full disclosure of HL Mills Family LLC to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

David Mangiero, Manager

Sworn to and subscribed before me

this 14TH day of MAY, 20 15

[Signature]
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than *five* thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than *five* thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of *five* (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than *five* thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed *five* (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Size in Acres
H L MILLS FAMILY LLC	3049310010020	20
H L MILLS FAMILY LLC	3049310010150	10
H L MILLS FAMILY LLC	3049310010160	10
H L MILLS FAMILY LLC	3049310010170	10
H L MILLS FAMILY LLC	3049310010310	10
H L MILLS FAMILY LLC	3049310010320	50
H L MILLS FAMILY LLC	3049310010630	9.169995

Exhibit B

Corporation Name: HL Mills Family LLC

<u>Partner Name</u>	<u>Address</u>	<u>Percentage of Interest</u>
Michael Mills	4950 NW 72 nd Ave Miami, FL 33166	33.33%
Catherine Mills	4417 13 th Street, PMB 460 Saint Cloud, FL 34769	33.33%
Cassgar, LLC Sole Member of LLC Is Debra Mills	230 44 th Terrance SW Vero Beach, FL 32968	33.33%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Wonderly Holdings, Inc., 260 Crandon Blvd., Suite 26C, Key Biscayne, FL 33149

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
<u>See attached Exhibit A</u>			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
<u>Wonderly Holdings, Inc.</u>	<u>x</u>			

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Wonderly Holdings, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
--	----------------------------

See attached Exhibit B

The above is a full disclosure of Wonderly Holdings, Inc. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

Maria Cecilia Cordoba Good (P)
MARIA CECILIA CORDOBA GOOD

Sworn to and subscribed before me

this 27 day of May, 2015

Silvia Calderon
Notary Public, State of Florida at Large(SEAL)



SILVIA CALDERON
MY COMMISSION # FF 094922
EXPIRES: June 21, 2018
Bonded Thru Budget Notary Services

My Commission Expires: 06/21/2018

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Total Acreage
WONDERLY HODINGS INC	3049310010040	20
WONDERLY HODINGS INC	3049310010190	10
WONDERLY HOLDINGS INC	3049300010450	10
WONDERLY HOLDINGS INC	3049300010460	10
WONDERLY HOLDINGS INC	3049300010470	10
WONDERLY HOLDINGS INC	3049300010480	10
WONDERLY HOLDINGS INC	3049310010030	10
WONDERLY HOLDINGS INC	3049310010050	10
WONDERLY HOLDINGS INC	3049310010110	10
WONDERLY HOLDINGS INC	3049310010200	10
WONDERLY HOLDINGS INC	3049310010270	10
WONDERLY HOLDINGS INC	3049310010280	44.83001
WONDERLY HOLDINGS INC	3049310010290	5
WONDERLY HOLDINGS INC	3049310010300	10
WONDERLY HOLDINGS INC	3049310010340	10
WONDERLY HOLDINGS INC	3049310010350	10
WONDERLY HOLDINGS INC	3049310010430	9.969995
WONDERLY HOLDINGS INC	3049310010450	10
WONDERLY HOLDINGS INC	3049310010500	10
WONDERLY HOLDINGS INC	3049310010520	4.989991
WONDERLY HOLDINGS INC	3049310010610	8.560009

Exhibit B

Corporation Name: Wonderly Holdings, Inc.

<u>Stockholder name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Alberto Cordoba	445 Grand Bay Drive Apt. 1105 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%
Mariana Cordoba	445 Grand Bay Drive Apt. 1011 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Limonar Development, Inc., 260 Crandon Blvd., Suite 26C, Key Biscayne, FL 33149

2. PROPERTY DESCRIPTION:

Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3.

For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Limonar Development, Inc.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST:

Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Limonar Development, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
--	--------------------------------

See attached **Exhibit B**

The above is a full disclosure of Limonar Development, Inc. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

MARIA C CORSOBA GOOD
MARIA C CORSOBA GOOD

Sworn to and subscribed before me

this 27 day of May, 2015

Silvia Calderon
Notary Public, State of Florida at Large(SEAL)

My Commission Expires: 06/21/2018



SILVIA CALDERON
MY COMMISSION # FF 034922
EXPIRES: June 21, 2018
Bonded Thru Budget Notary Services

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Total Acreage
LIMONAR DEVELOPMENT INC	3049300010410	10
LIMONAR DEVELOPMENT INC	3049300010420	10
LIMONAR DEVELOPMENT INC	3049300010430	10
LIMONAR DEVELOPMENT INC	3049300010540	10
LIMONAR DEVELOPMENT INC	3049300010550	10
LIMONAR DEVELOPMENT INC	3049300010560	10
LIMONAR DEVELOPMENT INC	3049300010570	10
LIMONAR DEVELOPMENT INC	3049300010580	10
LIMONAR DEVELOPMENT INC	3049300010590	10
LIMONAR DEVELOPMENT INC	3049300010330	10
LIMONAR DEVELOPMENT INC	3049300010341	5
LIMONAR DEVELOPMENT INC	3049300010350	10
LIMONAR DEVELOPMENT INC	3049300010360	10
LIMONAR DEVELOPMENT INC	3049300010380	10
LIMONAR DEVELOPMENT INC	3049300010390	10
LIMONAR DEVELOPMENT INC	3049300010400	10
LIMONAR DEVELOPMENT INC	3049300010490	10
LIMONAR DEVELOPMENT INC	3049300010500	10
LIMONAR DEVELOPMENT INC	3049300010510	9.619995
LIMONAR DEVELOPMENT INC	3049300010520	9.619995
LIMONAR DEVELOPMENT INC	3049300010610	9.619995
LIMONAR DEVELOPMENT INC	3049300010620	10
LIMONAR DEVELOPMENT INC	3049300010630	10
LIMONAR DEVELOPMENT INC	3049300010640	10

Exhibit B

Corporation Name: LIMONAR DEVELOPMENT, INC.

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Alberto Cordoba	445 Grand Bay Drive Apt. 1105 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%
Mariana Cordoba	445 Grand Bay Drive Apt. 1011 Key Biscayne, FL 33149	260 Crandon Boulevard Suite 26C Key Biscayne, FL 33149	50%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

G.C.A.M Investment Corp., 10000 SW 56th St., Ste. #34, Miami, FL 33165

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
G.C.A.M. Investment Corp.	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

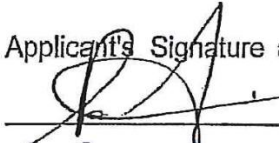
If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: G.C.A.M. Investment Corp.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
See attached Exhibit B	

The above is a full disclosure of G.C.A.M. Investment Corp. to the best of my knowledge and behalf.

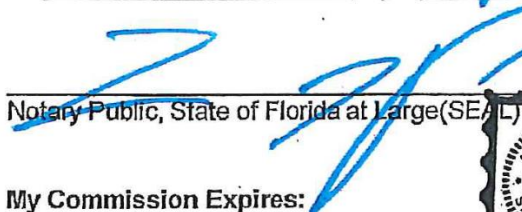
Applicant's Signature and Printed Name



P. NELSON RODRIGUEZ

Sworn to and subscribed before me

this 17 day of May, 2015



Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Size in Acres
G C A M INVESTMENT CORP	3049310010210	10
G C A M INVESTMENT CORP	3049310010220	10

Exhibit B

Corporation Name:

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Pedro Nelson Rodriguez Family Trust*	9195 Arvida Drive Coral Gables, FL 33156		49.5% Non-voting
Consuelo F. Rodriguez Dynasty Trust*	9195 Arvida Drive Coral Gables, FL 33156		49.5% Non-voting
P. Nelson & Consuelo Rodriguez as tenants by the entireties	9195 Arvida Drive Coral Gables, FL 33156		1% voting

* The Beneficiaries of the above listed trusts are as follows:

Georgette Rodriguez-Vazquez	9195 Arvida Drive Coral Gables, FL 33156	33.0%
Carolina Azqueta	8130 SW 47th Avenue Miami, FL 33143	33.0%
Alexandra Somoza	5111 SW 77th Street Miami, FL 33143	33.0%
P. Nelson Rodriguez & Consuelo Rodriguez as Tenants by the Entireties	9195 Arvida Drive Coral Gables, FL	1%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Luis A. Posada, 260 Crandon Blvd., # 26, Key Biscayne, FL 33149

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Luis A. Posada	X			

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>Luis A. Posada, 260 Crandon Blvd. #26, Key Biscayne, FL 33149</u>	<u>100%</u>

The above is a full disclosure to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

Luis Alberto Posada H.
LUIS ALBERTO POSADA H.

Sworn to and subscribed before me

this 4 day of May, 2015

Susana L. Gomez

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Total Acreage
LUIS A POSADA	3049300010340	5

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Section 31 Tract 50 Corp., 132 Minorca Avenue, Coral Gables, FL 33134

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Section 31 Tract 50 Corp.	X			

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Section 31 Tract 50 Corp.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
See attached Exhibit B	

The above is a full disclosure of Section 31 Tract 50 Corp. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

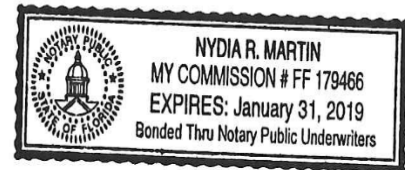
Jorge Mini

Sworn to and subscribed before me

this 28th day of May, 2015

Nydia R. Martin
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Size in Acres
SECTION 31 Tract 50 CORP	3049310010490	10

Exhibit B

Corporation Name: Section 31 Tract 50 Corp

<u>Stockholder Name of Stock</u>	<u>Address</u>	<u>Office</u>	<u>Percentage</u>
Juan Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Ayleen Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Jorge Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Section 31 Tract 19 Corp., 132 Minorca Avenue, Coral Gables, FL 33134

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Section 31 Tract 19 Corp.	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Section 31 Tract 19 Corp.

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF STOCK

See attached Exhibit B

The above is a full disclosure of Section 31 Tract 19 Corp. to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

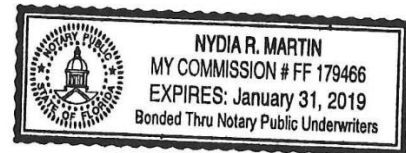
Jorge Mini

Sworn to and subscribed before me

this 28th day of May, 2015

Nydia R. Martin
Notary Public, State of Florida at Large(SEAL)

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than *five* thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than *five* thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of *five* (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than *five* thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed *five* (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Size in Acres
SECTION 31 Tract 19 CORP	3049310010180	10

Exhibit B

Corporation Name: Section 31 Tract 19 Corp

<u>Stockholder Name of Stock</u>	<u>Address</u>	<u>Office</u>	<u>Percentage</u>
Juan Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Ayleen Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%
Jorge Mini	132 Minorca Avenue Coral Gables, FL 33134	132 Minorca Avenue Coral Gables, FL 33134	33.3%

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Largo Enterprises, LLC, 11285 SW 211th Street, #301, Cutler Bay, FL 33189

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Largo Enterprises, LLC	x			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

PARTNERSHIP NAME: Largo Enterprises, LLC

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

See attached **Exhibit B**

The above is a full disclosure of Largo Enterprises, LLC to the best of my knowledge and behalf.

Applicant's Signature and Printed Name

THOMAS GERSPACHE
[Signature]

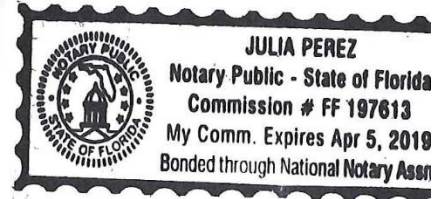
Sworn to and subscribed before me

this 8TH day of JUNE, 20 15

Notary Public, State of Florida at Large (SEAL)

[Signature]

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

MIA_ACTIVE 4326330.1

Exhibit A

Owner	MDC Folio ID	Size in Acres
Largo Enterprises, LLC	3049310010291	5

MIA_ACTIVE 4326330.1

Exhibit B

Limited Liability Company Name: Largo Enterprises, LLC

Members

Address

Percentage of Interest

MIA_ACTIVE 4326330.1

THOMAS GERSPACHER

11285 SW 211 St #301
Miami, FL 33189

STEVEN WITTMER

11285 SW 211 St #301
Miami, FL 33189

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Irma Yaffar TRS, 711 Biltmore Way, #401, Coral Gables, FL 33134

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
See attached Exhibit A			

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER
Irma Yaffar TRS	X			

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

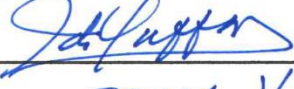
If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Irma Yaffar TRS.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
See attached Exhibit B	

The above is a full disclosure of Irma Yaffar TRS, to the best of my knowledge and behalf.

Applicant's Signature and Printed Name



IRMA YAFFAR

Sworn to and subscribed before me

this 1ST day of JUNE, 2015

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Rocio Yaffar
COMMISSION # FF206186
EXPIRES: March 4,, 2019
WWW.AARONNOTARY.COM

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

Exhibit A

Owner	MDC Folio ID	Size in Acres
Irma Yaffar TRS	3049310010620	9.16999520

Exhibit B

Corporation Name: **Irma Yaffar TRS**

<u>Stockholder Name</u>	<u>Address</u>	<u>Office</u>	<u>Percentage of Stock</u>
Irma Yaffar TRS	711 Biltmore Way, #401 Coral Gables, FL 33134		100%

Beneficiaries (all in equal parts) of the Irma Yaffar TRS are stated below:

Evelyn L. Yaffar
Aldo Enrique Yaffar
Suria Yaffar
Lia B. Yaffar-Peña
Rocio P. Yaffar

APPENDIX B

Text Change to Application

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Writer's Direct Dial Number: 305-376-6061
Writer's Direct Fax Number: 786-425-4104
Writer's E-Mail Address: MGarcia-Serra@gunster.com

June 26, 2015

VIA HAND DELIVERY

Mr. Mark Woerner
Assistant Director for Planning
Miami-Dade Regulatory and Economic Resources Department
Stephen P. Clark Government Center
111 NW 1st Street
12th Floor
Miami, Florida 33128

**Re: Green City Miami / Application to Amend the Miami-Dade CDMP
Submittal of Technical Reports and Additional Items**

2015 JUL -1 P 4:50
PLANNING & ZONING
METROPOLITAN PLANNING
DEPARTMENT

Dear Mr. Woerner:

Enclosed are hardcopies as well as a CD containing the following technical reports being submitted in connection with the Green City Miami CDMP Amendment Application:

1. Hydrological Study prepared by CRB Geological & Environmental Services, Inc.
2. Land Use Need and UDB Capacity Analysis prepared by Mr. Ken Metcalf.

A traffic study of the Green City Miami project has been prepared by David Plummer and Associates and was already provided to your Department under separate cover.

In response to the conclusions of these technical reports, we have made changes to and have enclosed revised copies of:

1. Master Plan / Charrette prepared by Valle Valle & Partners.
2. The Proposed Green City Miami Land Use Text Category.

Also enclosed are original Disclosures of Interest forms for Section 31 Tract 50 Corp., Section 31 Tract 19 Corp., Luis Posada, and G.C.A.M. Investment Corp.

Mr. Mark Woerner
June 26, 2015
Page 2

We look forward to continuing to work with you and your staff on the review and processing of this application. Thank you for your attention to this matter.

Sincerely,

A handwritten signature in blue ink that reads "Mario Garcia-Serra". The signature is written in a cursive style with a large initial "M".

Mario J. Garcia-Serra

MIA_ACTIVE 4340304.1

GREEN CITY MIAMI AREA

2015. III - 2. A 9: 06
METROPOLITAN & ZONING DISTRICT
The intent of this category is to enable a self-sustainable and transit oriented development offering not just housing but needed services and workplaces targeting specific industries such as healthcare, medicine, hospitality, tourism, sports, entertainment and technology while also promoting a healthy lifestyle within an undeveloped area of Miami-Dade County that lies entirely within a longtime designed Urban Expansion Area and which can serve as a new Metropolitan Urban Center for the western end of Miami-Dade County. The emphasis of this category is on the creation of well-paying jobs in emerging and growing industries, the promotion of healthy lifestyles, and the lessening of dependence on car transportation. Development in this area shall comply with the specific standards of this subsection as well as the accompanying Green City Metropolitan Urban Center and Community Urban Center District zoning regulations and ~~the master plan document which is incorporated into the Future Land Use Element by reference to a restrictive covenant restrictive covenants recorded in the public records of Miami-Dade County~~ at the time of zoning approval establishing a development program and providing recreational uses with low impervious ratios as a buffer around the wellfield:

1. **HOUSING** - A variety of housing options shall be integrated from work force to market rate with easy access to schools, entertainment facilities, work centers, retail and services and entertainment / recreation options as well as artistic, religious, and cultural centers and attractions. The overall residential density of the Green City Miami Area shall be a minimum of 10 dwelling units per gross acre so as to prevent suburban sprawl type development. Ten percent (10%) of all proposed housing shall be either affordable or workforce housing with a minimum of 20% of that total dedicated to affordable housing (not exceeding 80% of the AMI) and a maximum of 80% dedicated to workforce housing (not exceeding 140% of AMI).
2. **WORKPLACE** - Workplaces shall be integrated into a mix-use environment where you can live and work within proximity to each other, promoting a better quality of life with a minimum of 32% of the land area being dedicated and reserved for emerging industries which are underrepresented in Miami-Dade County such as information technology and research and development;
3. **RENEWABLE ENERGY** - Energy use, water consumption, and waste shall be reduced by identifying programs and assisting with their implementation to subsidize the utilization of renewable energies and the recycling of rain-water;
4. **AGRICULTURE** - The importance of the agricultural harvest in the west section of Miami-Dade County shall be acknowledged, preserved, and modernized by replacing existing inefficient row crop harvesting with more productive hydroponic farming;
5. **ENVIRONMENT** – The Green City Miami zoning regulations shall permit residential density bonuses pursuant to the County's established Severable Use Rights program

- e. **PARK VILLAGE** – Lower density residential, recreational activities, restaurants, parks, office and retail.
- f. **THE PRESERVE** - Farmers market, alternative energy manufacturing facilities, hydroponics farming facilities, and/or related supportive industry, recreational activities, low density housing, parks, preserves, restaurants, office and retail.

10. The maximum allowable lot coverage and/or floor area ratio (F.A.R.) shall be as follows within each sub-area:

a. **DOWNTOWN METROPOLITAN URBAN CENTER –**

F.A.R.

Height	Maximum	Minimum
Up to 10 stories	3.0	.25 <u>.75</u>
Up to 15 stories in designated areas	3.0	.25 <u>.75</u>

Density up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with bonuses:

- b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Buildings with a height up to 4 stories will be permitted a 2.00 maximum F.A.R. with a minimum FAR of .25
- c. **MID-TOWN** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- d. **EAST VILLAGE** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- e. **PARK VILLAGE** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- f. **THE PRESERVE** – The maximum F.A.R. for buildings or structures with a height up to 4 stories will be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.

11. The F.A.R. shall be based only on developable areas. Environmentally protected resources, and other non-buildable common areas shall not be calculated as part of lot area. Parking facilities shall not be counted towards permitted floor area. Through the zoning review process, the use of particular sites or areas may be limited to something less than the maximum allowed by these regulations. Moreover, special

regulations and other environmentally sensitive areas that are at or adjacent to the site. It is the intent of these policies to brand the west end of Miami-Dade County by promoting a new destination spot for the County that is safe for and with easy access to various forms of transportation (pedestrian, bicycle, busway and vehicular).

MIA_ACTIVE 4340511.1

GREEN CITY MIAMI AREA

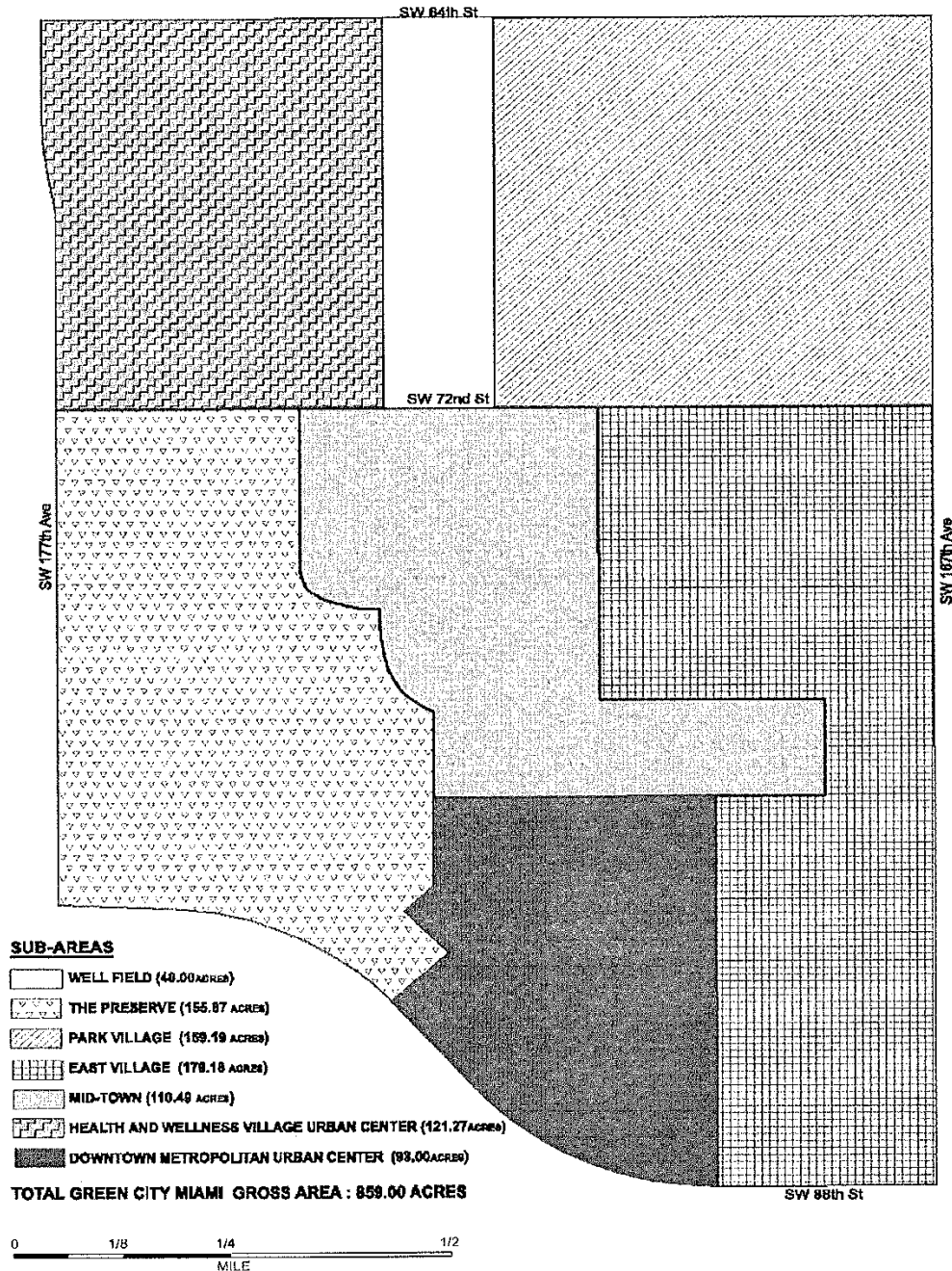
The intent of this category is to enable a self-sustainable and transit oriented development offering not just housing but needed services and workplaces targeting specific industries such as healthcare, medicine, hospitality, tourism, sports, entertainment and technology while also promoting a healthy lifestyle within an undeveloped area of Miami-Dade County that lies entirely within a longtime designed Urban Expansion Area and which can serve as a new Metropolitan Urban Center for the western end of Miami-Dade County. The emphasis of this category is on the creation of well-paying jobs in emerging and growing industries, the promotion of healthy lifestyles, and the lessening of dependence on car transportation. Development in this area shall comply with the specific standards of this subsection as well as the accompanying Green City Metropolitan Urban Center and Community Urban Center District zoning regulations and restrictive covenants to be recorded in the public records of Miami-Dade County at the time of zoning approval establishing a development program and providing recreational uses with low impervious ratios as a buffer around the wellfield:

1. **HOUSING** - A variety of housing options shall be integrated from work force to market rate with easy access to schools, entertainment facilities, work centers, retail and services and entertainment / recreation options as well as artistic, religious, and cultural centers and attractions. The overall residential density of the Green City Miami Area shall be a minimum of 10 dwelling units per gross acre so as to prevent suburban sprawl type development. Ten percent (10%) of all proposed housing shall be either affordable or workforce housing with a minimum of 20% of that total dedicated to affordable housing (not exceeding 80% of the AMI) and a maximum of 80% dedicated to workforce housing (not exceeding 140% of AMI).
2. **WORKPLACE** - Workplaces shall be integrated into a mix-use environment where you can live and work within proximity to each other, promoting a better quality of life with a minimum of 32% of the land area being dedicated and reserved for emerging industries which are underrepresented in Miami-Dade County such as information technology and research and development;
3. **RENEWABLE ENERGY** - Energy use, water consumption, and waste shall be reduced by identifying programs and assisting with their implementation to subsidize the utilization of renewable energies and the recycling of rain-water;
4. **AGRICULTURE** - The importance of the agricultural harvest in the west section of Miami-Dade County shall be acknowledged, preserved, and modernized by replacing existing inefficient row crop harvesting with more productive hydroponic farming;
5. **ENVIRONMENT** – The Green City Miami zoning regulations shall permit residential density bonuses pursuant to the County's established Severable Use Rights program which permits the transfer of development rights from the East Everglades Area of Critical Environmental Concern.

6. **HEALTH** - A healthy lifestyle shall be promoted by combining a network of pedestrian and bicycle pathways integrated into a system of greens and parks. A main park shall offer areas to accommodate three type of sports: 1) *Leisure Sports* - for walking, running, playing and riding bicycles; 2) *Playing Sports* - with facilities for playing tennis, swimming, basketball, baseball and soccer; and, 3) *Focused Sports* - with professional facilities built to the required standards. Maximum access to public transportation to encourage transit ridership—shall be provided along with a transit station with access to rapid transit or an express transit corridor. Pedestrian and bicycle circulation shall be promoted by providing a network of routes connecting all subareas to County wide regional bicycle paths.
7. **TRANSIT** – A regional bus facility shall be provided that serves as a terminal for premium express bus service and which provides sufficient parking for projected ridership. Full time employees who work within the area and whose households qualify for affordable housing as reference above shall also be eligible for transit stipends to cover their work commute costs via mass transit. The maximum employer obligation will be 10% of all eligible employees with priority based on household income.
8. **PRIMARY USES** - Green City Miami shall include employment opportunities in the targeted industries of technology, hospitality & tourism sports and recreation, and agriculture. These various business uses shall be designed according to the following sub-areas along with corresponding residential and institutional uses of an appropriate intensity:
 - a. **DOWNTOWN METROPOLITAN URBAN CENTER** – Office and retail, high density residential, hotels, restaurants, entertainment and civic uses. The average minimum density with a ¼ mile of the center of Downtown Metropolitan Urban shall be 40 dwelling units per gross acre.
 - b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Sports facilities, recreational activities, University/College, hotels, offices, alternative energy manufacturing facilities, health care facilities, museum, convention center, restaurants, entertainment, retail, parks, and limited residential.
 - c. **MID-TOWN** – Medium density residential, office and retail, restaurants, parks, and K-12 schools.
 - d. **EAST VILLAGE** – Lower density residential, recreational activities, restaurants, parks, office and retail.
 - e. **PARK VILLAGE** – Lower density residential, recreational activities, restaurants, parks, office and retail.

- f. **THE PRESERVE** - Farmers market, alternative energy manufacturing facilities, hydroponics farming facilities, and/or related supportive industry, recreational activities, low density housing, parks, preserves, restaurants, office and retail.

GREEN CITY MIAMI SUB-AREAS



9. The specific range and intensity of uses appropriate in the Green City Miami Area may vary by each sub-area as a function of the availability of and ease of access to public services and facilities, and compatibility with neighboring areas.
10. The maximum allowable lot coverage and/or floor area ratio (F.A.R.) shall be as follows within each sub-area:

a. **DOWNTOWN METROPOLITAN URBAN CENTER –**

F.A.R.

Height	Maximum	Minimum
Up to 10 stories	3.0	.75
Up to 15 stories in designated areas	3.0	.75

Density up to sixty (60) units per acre without bonuses and up to seventy-five (75) units per acre with bonuses.

- b. **SPORTS AND HEALTH VILLAGE URBAN CENTER** – Buildings with a height up to 4 stories will be permitted a 2.00 maximum F.A.R. with a minimum FAR of .25.
- c. **MID-TOWN** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- d. **EAST VILLAGE** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- e. **PARK VILLAGE** – The maximum F.A.R. for all buildings shall be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.
- f. **THE PRESERVE** – The maximum F.A.R. for buildings or structures with a height up to 4 stories will be 2.00. Ground area coverage of principal buildings or structures shall not occupy more than fifty (50%) percent, an additional 10% shall be permitted for outbuildings or garages.

11. The F.A.R. shall be based only on developable areas. Environmentally protected resources, and other non-buildable common areas shall not be calculated as part of lot area. Parking facilities shall not be counted towards permitted floor area. Through the zoning review process, the use of particular sites or areas may be limited to something less than the maximum allowed by these regulations. Moreover, special limitations may be imposed where necessary to protect environmental resources or to ensure compatibility with adjacent sites.

12. The total build-out of the Green City Miami area shall be regulated according to the following table:

Sub-Area (Acreage)	Multi Family Dwelling Units	Townhouse Dwelling Units	Single Family Dwelling Units	Retail Floor Area	Office Floor Area	Industrial Floor Area	Government / Institutional / Civic Floor Area	Hotel Units
Sports and Health Wellness Village (121.27 acres)	375 Dwelling units	-	-	192,000 square feet	300,000 square feet	150,000 square feet	275,000 square feet of higher education (College- level) for 500 students, and 10,000 seats in 2 stadiums	400 hotel units
Park Village (159.19 acres)	1,100 dwelling units	500 dwelling units	-	75,000 square feet	56,000 square feet	-	-	-
The Preserve (155.87 acres)	700 dwelling units	420 dwelling units	-	60,000 square feet	54,000 square feet	200,000 square feet	100,000 square feet of government buildings, technical schools, and public services	-
East Village (179.18 acres)	1,240 dwelling units	860 dwelling units	-	155,000 square feet	65,000 square feet	-	-	-
Mid-Town (110.49 acres)	1,706 dwelling units	-	-	130,000 square feet	50,000 square feet		100,000 square feet of Elementary , Middle and High Schools	130 hotel units
Downtown (93.00 acres)	4,500 dwelling units	-	-	750,000 square feet	400,000 square feet	-	-	130 hotel units

Adjustments in the mix of uses are permitted so long as they do not result in an increase in the number of vehicle trips generated.

The Green City Miami Area shall be developed in a manner that is consistent with the adopted goals, objectives, and policies of this plan and with all applicable environmental regulations and other environmentally sensitive areas that are at or adjacent to the site. It is the intent of these policies to brand the west end of Miami-Dade County by promoting a new destination spot for the County that is safe for and with easy access to various forms of transportation (pedestrian, bicycle, busway and vehicular).

MIA_ACTIVE 4318991.6

APPENDIX C

Miami-Dade County Public Schools Analysis

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Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools
Alberto M. Carvalho

Miami-Dade County School Board
Perla Tabares Hantman, Chair
Dr. Lawrence S. Feldman, Vice Chair
Dr. Dorothy Bendross-Mindingall
Susie V. Castillo
Dr. Wilbert "Tee" Holloway
Dr. Martin Karp
Lubby Navarro
Dr. Marta Pérez
Raquel A. Regalado

August 20, 2015

VIA ELECTRONIC MAIL

Mario Garcia-Serra, Esquire
Gunster
600 Brickell Avenue, Suite 3500
Miami, FL 33131
mgarcia-serra@gunster.com

RE: PUBLIC SCHOOL CONCURRENCY PRELIMINARY ANALYSIS
APP. # 7 MAY 2015 CDMP CYCLE - WONDERLY HOLDINGS INC., LIMONAR DEV. INC.
LOCATED BETWEEN SW 64 AND SW 88 ST. AND BETWEEN SW 177 AND SW 167 AVE.
PH3015080401063 – FOLIO Nos.: 3049310010040, 3049300010550, 3049300010510,
3049310010280, 3049310010250

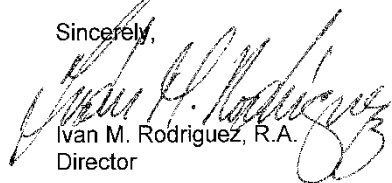
Dear Applicant:

Pursuant to State Statutes and the Interlocal Agreements for Public School Facility Planning in Miami-Dade County, the above-referenced application was reviewed for compliance with Public School Concurrency. Accordingly, enclosed please find the School District's Preliminary Concurrency Analysis (Schools Planning Level Review).

As noted in the Preliminary Concurrency Analysis (Schools Planning Level Review), the proposed development would yield a maximum residential density of 1,780 single-family attached units and 9,621 multifamily units, totaling 11,401 dwelling units. The proposed development would generate 3,551 students; 1,481 elementary, 903 middle and 1,167 senior high students. **At this time, none of the three school levels have sufficient capacity available to serve the application, which failed by 840 seats at the elementary school level, 73 seats at the middle school level and 534 seats at the high school level, even net of seats found in a handful of adjacent schools.** While this analysis does not constitute a Public School Concurrency approval since a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent, we would encourage a timely dialogue about the subject school impacts and how we might collaborate on meaningful solutions.

Please feel free to contact me at 305-995-4501 if you have questions or to engage in further discussions.

Sincerely,



Ivan M. Rodriguez, R.A.
Director

IMR:ir
L-096
Enclosure

cc: Ms. Ana Rijo-Conde, AICP
Mr. Michael A. Levine
Ms. Vivian G. Villaamil
Miami-Dade County
School Concurrency Master File

Planning, Design & Sustainability

Ms. Ana Rijo-Conde, Deputy Chief Facilities & Eco-Sustainability Officer • 1450 N.E. 2nd Ave. • Suite 525 • Miami, FL 33132
305-995-7285 • 305-995-4760 (FAX) • arijo@dadeschools.net



Concurrency Management System (CMS)

Miami Dade County Public Schools

Miami-Dade County Public Schools

Concurrency Management System

Preliminary Concurrency Analysis

MDCPS Application Number: PH3015080401063 Local Government (LG): Miami-Dade
 Date Application Received: 8/4/2015 3:28:42 PM LG Application Number: Application 7 May 2015 CDMP Cycle
 Type of Application: Public Hearing Sub Type: Land Use
 Applicant's Name: Wonderly Holdings, Inc., Limonar Development, Inc.
 Address/Location: 600 Brickell Avenue, Miami FL 33134
 Master Folio Number: 3049310010040
 Additional Folio Number(s): 3049300010550, 3049300010510, 3049310010280, 3049310010250,
 PROPOSED # OF UNITS 11401
 SINGLE-FAMILY DETACHED UNITS: 0
 SINGLE-FAMILY ATTACHED UNITS: 1780
 MULTIFAMILY UNITS: 9621

CONCURRENCY SERVICE AREA SCHOOLS						
CSA Id	Facility Name	Net Available Capacity	Seats Required	Seats Taken	LOS Met	Source Type
1691	CHRISTINA M EVE ELEMENTARY	-94	1481	0	NO	Current CSA
1691	CHRISTINA M EVE ELEMENTARY	175	1481	175	NO	Current CSA Five Year Plan
6921	LAMAR LOUIS CURRY MIDDLE	-40	903	0	NO	Current CSA
6921	LAMAR LOUIS CURRY MIDDLE	0	903	0	NO	Current CSA Five Year Plan
7121	JOHN A FERGUSON SENIOR	-323	1167	0	NO	Current CSA
7121	JOHN A FERGUSON SENIOR	0	1167	0	NO	Current CSA Five Year Plan
ADJACENT SERVICE AREA SCHOOLS						
211	DR. MANUEL C. BARREIRO ELEMENTARY	355	1306	355	NO	Adjacent CSA
1811	DANTE B FASCELL ELEMENTARY	62	951	62	NO	Adjacent CSA
2521	OLIVER HOOVER ELEMENTARY	49	889	49	NO	Adjacent CSA
4511	DR GILBERT L PORTER ELEMENTARY	-19	840	0	NO	Adjacent CSA
211	DR. MANUEL C. BARREIRO ELEMENTARY	0	840	0	NO	Adjacent CSA Five Year Plan
1811	DANTE B FASCELL ELEMENTARY	0	840	0	NO	Adjacent CSA Five Year Plan
2521	OLIVER HOOVER ELEMENTARY	0	840	0	NO	Adjacent CSA Five Year Plan
4511	DR GILBERT L PORTER ELEMENTARY	0	840	0	NO	Adjacent CSA Five Year Plan
6441	HOWARD D MCMILLAN MIDDLE	285	903	285	NO	Adjacent CSA
6221	HAMMOCKS MIDDLE	228	618	228	NO	Adjacent CSA
6052	ZELDA GLAZER MIDDLE	47	390	47	NO	Adjacent CSA
6441	HOWARD D MCMILLAN MIDDLE	270	343	270	NO	Adjacent CSA Five Year Plan
6221	HAMMOCKS MIDDLE	0	73	0	NO	Adjacent CSA Five Year Plan
6052	ZELDA GLAZER MIDDLE	0	73	0	NO	Adjacent CSA Five Year Plan
7531	MIAMI SUNSET SENIOR	488	1167	488	NO	Adjacent CSA
7051	G HOLMES BRADDOCK SENIOR	145	679	145	NO	Adjacent CSA
7781	FELIX VARELA SENIOR	-224	534	0	NO	Adjacent CSA
7531	MIAMI SUNSET SENIOR	0	534	0	NO	Adjacent CSA Five Year Plan
7051	G HOLMES BRADDOCK SENIOR	0	534	0	NO	Adjacent CSA Five Year Plan
7781	FELIX VARELA SENIOR	0	534	0	NO	Adjacent CSA Five Year Plan

*An Impact reduction of 22.36% included for charter and magnet schools (Schools of Choice).

MDCPS has conducted a preliminary public school concurrency review of this application; please see results above. A final determination of public school concurrency and capacity reservation will be made at the time of approval of plat, site plan or functional equivalent. **THIS ANALYSIS DOES NOT CONSTITUTE PUBLIC SCHOOL CONCURRENCY APPROVAL.**

1450 NE 2 Avenue, Room 525, Miami, Florida 33132 / 305-995-7634 / 305-995-4760 fax / concurrency@dadeschools.net

APPENDIX D

Transportation Analyses

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Transportation Analyses

- DPA “Green City Miami Transportation Methodology” dated May 5, 2015;
- RER and PWWM Comments on Green City Miami Transportation Methodology dated May 5, 2015 - May 12, 2015;
- DPA “Green City Miami Land Use Amendment Transportation Methodology”, dated May 19, 2015;
- RER and PWWM Comments on Green City Miami Transportation Methodology dated May 19, 2015 – June 4, 2015; and
- DPA “Green City Miami Land Use Amendment—Executive Summary” dated June 2015, submitted to County Staff on June 30, 2015

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GREEN CITY MIAMI

Transportation Methodology

MAY 5, 2015

PROJECT BACKGROUND

Green City Miami (the “Project”) is a mixed-use development proposed on 860 acres in west Miami-Dade County (MDC). The project boundaries extend from SW 167th Avenue on the east to Krome Avenue (SW 177th Avenue, SR 997) on the west and from SW 64th Street on the north to Kendall Drive (SW 88th Street, SR 94) on the south (see **Exhibit 1**). The site is within the Urban Expansion Area (UEA). The proposed uses are listed below.

<u>Land Use</u>	<u>Intensity</u>
Multi-Family Residential	11,401 Dwelling Units
Retail	1,362,000 Square Feet of Gross Leasable Area
Office	925,000 Square Feet of Gross Floor Area
Industrial	350,000 Square Feet of Gross Floor Area
Government Office	150,000 Square Feet of Gross Floor Area
Institutional	225,000 Square Feet of Gross Floor Area
Hotel	500,000 Square Feet of Gross Floor Area

STUDY AREA/ EXISTING ROADWAY NETWORK

For traffic analysis purposes, the preliminary study area for the Project is bounded by Bird Road (SW 40th Street, SR 976) to the north, Coral Reef Drive (SW 152nd Street, SR 992) to the south, SW 127th Avenue to the east, and Krome Avenue (SW 177th Avenue, SR 997) to the west. The general study area is shown on **Exhibit 2**. Roadway segments to be analyzed will be subject to the measurement of the Project’s significant impact. Significant impact will be considered when development traffic consumes 5% or more of the roadway’s service volume.

For roadways (and intersections) under study, the following conditions will be analyzed.

- Existing conditions
- Future conditions without the project.
- Future conditions with the project.

EXISTING TRAFFIC CONDITIONS

1. *Existing Traffic Counts*

Consistent with the adopted practices of the MDC Comprehensive Development Master Plan (CDMP), PM peak period average annual traffic conditions will be analyzed for all scenarios. For purposes of this study, 2015 will represent existing traffic conditions. Existing traffic counts will be obtained from the MDC Concurrency database, the latest available Miami-Dade County and Florida Department of Transportation (FDOT) traffic count volume data, recent transportation studies in the area, and, where necessary, 24-hour machine counts and/or PM peak period intersection turning movement counts to be taken by David Plummer and Associates.

Counts taken prior to 2015 will be adjusted to existing conditions using the area background traffic growth rate. When needed, existing traffic counts will be converted to directional peak period counts by applying actual “K” and “D” factors published in the MDC Concurrency worksheets.

2. *Level of Service Standards*

The Level of Service (LOS) standards adopted in the MDC CDMP will be considered the required minimum LOS for all non-Florida Intrastate Highway System (FIHS) roadways. FIHS standards (as reflected in the MDC CDMP) will be used for any significantly impacted FIHS roadways.

3. *Maximum Service Volumes*

MDC Office of Concurrency Management keeps up-to-date roadway specific service volume calculations on most roadways throughout MDC. These service volumes are based on procedures established in FDOT’s level of service standard procedures. Service volumes published by the MDC Office of Concurrency Management will be used where available. For other roadways, generalized service volumes from the latest FDOT’s *Quality/Level of Service Handbook* will be used and/or specific service volumes will be calculated based on these guidelines, where appropriate.

INTERSECTION ANALYSIS

Intersection analysis will be performed where the adjacent link is projected to operate below the adopted level of service and project traffic consumption of the adopted maximum service volume is 5% or more (significant impact). In addition, principal project driveways will be analyzed. The most current McTRANS Highway Capacity Software and/or SYNCHRO (based on the 2010 Highway Capacity Manual (HCM) Update), will be used for the intersection capacity analysis.

ROADWAY IMPROVEMENTS

MDC 2015 Transportation Improvement Program (TIP) will be reviewed to determine which roadways in the study area are programmed for improvements in the next three years. If applicable, development orders (DOs) for approved major developments in the study area will be reviewed to determine if there are roadway improvements required by the developers. The improvements will also be incorporated into the traffic study, given that the timing coincides with the proposed buildout dates for the project.

Planned improvements within the study area will be researched in MDC Long Range Transportation Plan. These improvements will be provided for informational purposes only.

PROJECT TRAFFIC

Socioeconomic Data - The proposed Project land use parameters will each be assigned to one or more TAZs/MAZs in SERPM7.

Trip Generation - Project trip generation will be established by the SERPM7 (Time-of-Day) for the PM peak hours and 24-hour basis.

Internalization / Community Capture – Given the size and location of the project, the community capture rate should be significant. As recommended in Section 2.4.8 of the FDOT's Transportation Site Impact Handbook (see attachment), the SERPM7 will be used as a starting point for determining the internalization/community capture rate.

Trip Assignment - The Project's "select zone" volumes will be extracted from the model to establish the Project's impacts on the external roadway segments.

FUTURE CONDITIONS

Future traffic volumes with and without the project will be determined from the 2040 SERPM7 results. The volumes will be interpolated to reflect the buildout year. The resultant SERPM7 volumes will be reviewed for reasonableness and "smoothing of volumes" may be necessary. The existing roadway network plus FDOT and MDC Five-Year Road Program improvements with construction scheduled to commence before the end of the five year period will be used.

FUTURE ROADWAY NETWORK

Based on the future traffic volumes projected by SERPM7, a recommended roadway network to support all area development coincident with Project buildout will be recommended. Roadways with Project trips that represent 5% or more of the service volume consumption will be considered to be significantly impacted by the Project. Roadways that operate below the adopted LOS standard and meet or exceed the 5% service volume consumption by the Project will be considered to be significantly and adversely impacted by the Project. The adopted roadway LOS standard for

Miami-Dade County and FIHS facilities will be applicable, as appropriate. Mitigation of regional transportation facilities will be pursuant to Rule 9J2.045 of the Florida Administrative Code.

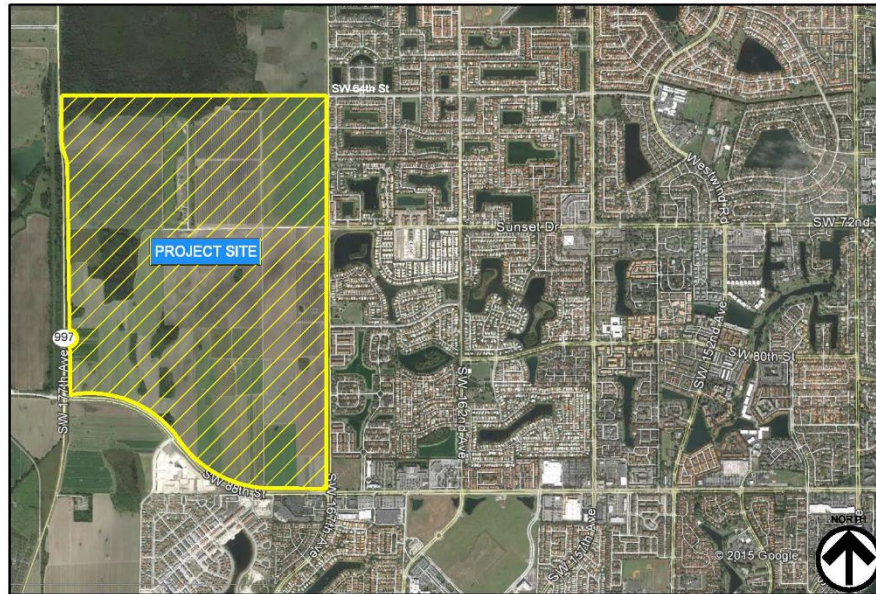
NUMBER AND LOCATION OF ACCESS POINTS TO THE PROJECT SITE

A conceptual site plan showing the proposed access points to and from the project will be provided. Driveway placement will consider ways to minimize the impacts to the adjacent roadway network.

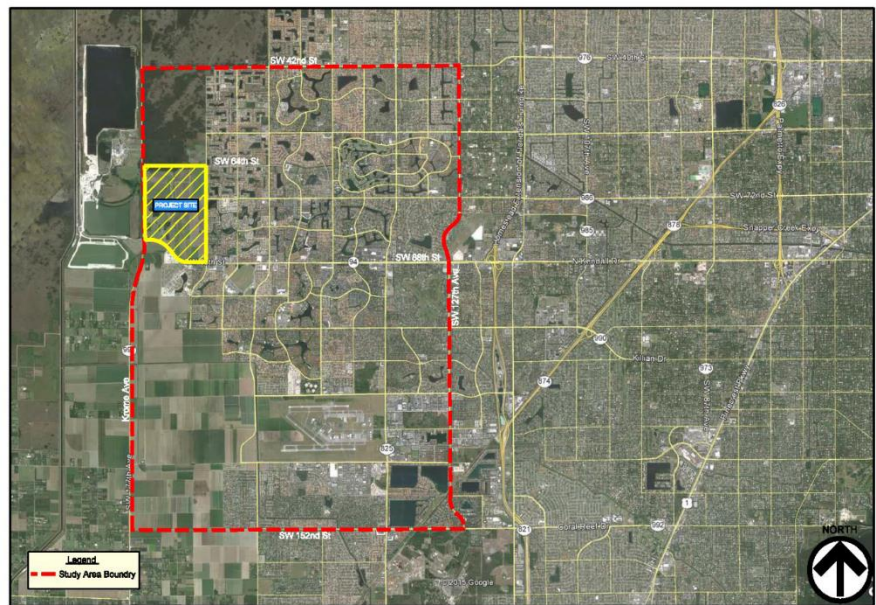
CONCURRENCY

Separate from this analysis, a concurrency analysis will be provided to Miami-Dade County as part of their local review.

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	PROJECT: Green City Miami	TITLE: Project Location Map	EXHIBIT: 1
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	PROJECT: Green City Miami	TITLE: Study Area	EXHIBIT: 2
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2.4.8 Community Capture

A Definition of Community Capture

Community Capture is the reduction in the number of external vehicle trips generated by a large, mixed-use development reducing the overall impact of the proposed community on the transportation system outside of the development. Community Capture occurs due to the combined land-use, location, design, and multimodal characteristics of the development. Internal Capture, as accepted by the professional transportation community, recognizes that a portion of the total trips for a multi-use development may be satisfied within the development. The concept of Community Capture extends the application of internal capture to include potential trip interactions and reductions within the boundaries of large scale “New town” style, multi-use developments. In these large-scale cases, internal capture trips would be a wholly contained subset of community capture trips. While “Community Capture” and “Internal Capture” are different, some of the research and applications associated with Internal Capture may apply to Community Capture.

Where May Community Capture Be Applied?

Community Capture can be applied to a large, self-standing development, such as a new community or town, with a balanced mix of uses that may fulfill a significant portion of the community’s needs within the development. Section 163.3164 (32), F.S., defines “New town” as an “urban activity center and community designated on the future land use map of sufficient size, population, and land use composition to support a variety of economic and social activities consistent with an urban area designation. New towns shall include basic economic activities; all major land use categories, with the possible exception of agricultural and industrial; and a centrally provided full range of public facilities and services that demonstrate internal trip capture”. These communities may be separated by travel-time, design, or distance from other major land use concentrations. They provide a wide range of internal services, which may satisfy a significant portion of their needs within the community.

The community would make many off-site trips unnecessary by being of sufficient size to provide a balance of land uses, including a range of housing types and values, neighborhood and community retail centers, entertainment facilities, offices, and employment. The community would also provide a range of support services such as schools, civic institutions, houses of worship, public parks, and government facilities. Larger communities may have several town centers or villages, which embrace connectivity within, and between, each center and village with a transportation system of all modes, including pedestrian paths, bicycle facilities, and shuttles. Although the potential for Community Capture rates may be high before build-out, there may be an extreme imbalance of income compatible jobs such as high number of professionals but limited professional activity center uses within the community to employ them.

We have tried to have the most up to date information. However, due to changes in legislation and acceptable practices, we recommend you check with the links in this handbook.

Numerical Factors for Community Capture

Because each free standing community will have unique characteristics, FDOT will not recommend minimum nor maximum values for Community Capture. Reasonable analysis of proposed developments will be used and will be verified by substantial and ongoing monitoring programs. Ideally, over time, agreement should occur on some ranges and measurement criteria. However, because this is an emerging topic, many of the early estimates will be negotiated, based on best professional judgment and verified with monitoring agreements.

Justification of Community Capture Values

The justification will need to include summaries showing the numbers and percentages of trips served within the proposed development. For example, depending on the development, it could read like this,

"X % of the entering shopping trips expected in the PM peak hour makes up Y% of the total exiting shopping trips from homes within the community."

As a Development of Regional Impact (DRI), the proposed community will include the standard "Map H," development program summary, and build-out schedule as laid out in [Chapter 4](#). Additionally, there must be information provided in sufficient detail to clearly support and explain the process used to determine a proposed Community Capture value.

This analysis should be done for each phase, with an agreed upon monitoring program.

Using the Right Tools for Community Capture



No single tool for determining Community Capture currently exists. While refinements to existing tools, such as the modeling methodology described below, are currently under development, no one procedure has been demonstrated to provide a final Community Capture value. Until there is more experience and knowledge regarding Community Capture, reasonable analysis and negotiations, supported by substantial and detailed monitoring requirements will be used.

Commitment to Traffic Monitoring

Expanded traffic monitoring beyond the current basic requirements of the DRI annual/biennial report might be a required provision in accepting Community Capture rates. While the detailed needs of the traffic monitoring program will be determined through the traffic study process, elements such as origin and destination studies, trip generation studies, and an evaluation of land use mixes in the community and surrounding the community will usually be included in the monitoring program. Monitoring will probably be necessary before the development enters a new phase. If appropriate, trip characteristic assumptions and impact mitigation requirements will be revised, based on the monitoring.

We have tried to have the most up to date information. However, due to changes in legislation and acceptable practices, we recommend you check with the links in this handbook.

The Factors Impacting Community Capture

Community Capture will go beyond Internal Capture, accounting for the unique trip making aspects of a large, self-standing development with a balanced mix of uses such as a new community or town. The concept focuses on:

Land Use Characteristics: A balance of land uses where form and function result in trips being satisfied within the development must exist for significant Community Capture to occur. Some of these factors are:

“Income Compatible” Uses: Residence and employment centers should be “income compatible” so residents have ample employment opportunities in the community. Employment centers should attract a reasonable amount of the workforce from within the community.

Type of Community: Is this a community planned for all age groups with job opportunities, or is it a retirement community? Is the new community primarily recreational? These issues can have an important impact on Community Capture.

Community Design: The design features of the community can affect both the number of external vehicle trips, as well as the internal trips using major roadways. For example, a well-designed development with good internal connectivity will make it more convenient for trips to stay on site. By providing alternative connections internal to the site, the number of vehicle trips needing to use a major roadway to traverse the site can be reduced. Internal capture is facilitated by a high level of connectivity and short travel distances between complimentary land uses.

Development Maturity: The project’s fullest Community Capture may not occur until the complementary land uses mature. This may occur late in the development program. This will depend on the quantity and balance between complementary land uses. However, each phase or increment must mitigate the cumulative impacts to the regional network resulting from the current phase or increment and previously approved phases or increments.

Location Context: The location context of large, mixed-use developments may impact Community Capture in the following ways:

Remote Locations: For a remote location with a balance of complementary land uses, high trip capture may occur. For the trips not captured on site, longer external trip lengths will result because there would be few opportunities for trips to end near the site.

Competing External Opportunities: If there were ample nearby destinations (shopping, jobs, or entertainment) outside of the community, the Community Capture rate would likely be lower. For example, if a mixed-use development is located near other large developments, the Community Capture rate may be reduced.

We have tried to have the most up to date information. However, due to changes in legislation and acceptable practices, we recommend you check with the links in this handbook.

Trip Generation of Isolated Communities: Discussion is ongoing regarding the trip generation characteristics of isolated communities. One assumption proposed is if a community is isolated, and a trip cannot be satisfied on site, some discretionary trips are less likely to occur. While not making a trip can be an option for some trips, such as shopping, it is not an option for work-based trips, which have the highest impact during the peak hours.

Multimodal Elements (Encouragement of transit, walking and cycling): The provisions of on-site transit circulators and integrated systems of bicycle, golf cart, and pedestrian paths may have an impact on vehicle trip generation and vehicle trip capture. Such amenities make it easier for trips to remain on site and may reduce the need for vehicle trips to occur.

Using large scale transportation models to estimate community capture

Currently, large-scale transportation models, such as FSUTMS, are not specifically designed for Community Capture purposes. It may be insensitive to some of the factors expected to affect Community Capture. To address some of the limitations associated with using travel demand models to estimate capture, a methodology has been proposed based on the following modifications:

- Consider land use categories in place of or in addition to traditional trip purposes. Within the model, use an increased selection of housing types (single-family, multifamily, rental apartments) and categories (high cost employed, retired, seasonal, medium cost employed, and low cost employed) and a trip purpose table for the expanded housing categories which can be used to create a residential trip generation and trip purpose profile to better match the development plan;
- Consider land use categories at trip attraction ends, such as retail/restaurant price levels to better match with residential income/price category. Also, consider for income/price category. Summarize the potential attractions within the community, based on the marketing plan, to better account for income differences;
- Create transportation analysis zones (TAZs) for each land use along with more detailed coded networks; and
- Carefully use travel-time friction factors within the model to make reasonable adjustments to the trip distribution patterns within the community and to the trip lengths external to the community.

While this methodology addresses some of the limitations of traditional travel demand models in determining community capture rates, a methodology like this needs to be tested to gain a better understanding of the sensitivity of the model to the proposed variables.

**Miami Dade County Staff (Department of Regulatory and Economic Resources (RER),
Planning Division and Public Works and Waste Management Department (PWWM)) —
Comments on Green City Miami Transportation Methodology dated May 5, 2015
May 12, 2015**

RER, Planning Division, Staff Comments

Page 1, Project Background

1. Provide specific information regarding the CDMP amendment(s) and the acreage of each CDMP land use designation change(s) requested. Each CDMP land use designation change(s) must specify current and requested CDMP land use change(s).
2. Regarding the proposed development program, a Declaration of Restrictions (covenant) shall be submitted, if the proposed development program is less than the maximum potential development that could occur under each requested CDMP land use designation.

Page 1, Study Area/Existing Roadway Network

3. Extend the study area boundaries as follows: SR 836/Dolphin Expressway and SW 8 Street/Tamiami Trail to the north; the HEFT to the east; SW 152 Street/Coral Reef Drive to the south; and SW 177 Avenue/Krome Avenue to the west.

For a CDMP land use amendment application of this size, County staff requires larger study boundaries (four to five mile radius) in order to evaluate a more comprehensive traffic impact.

4. Analyze five scenarios concerning traffic conditions as follows:
 - (1) Existing conditions
 - (2) Near future conditions without the project (concurrency year 2018 analysis)
 - (3) Near future conditions with the project (concurrency year 2018 analysis)
 - (4) Long-term future conditions without the project (year 2030 or 2040)
 - (5) Long-term future conditions with the project (year 2030 or 2040)

Year 2030 is the CDMP long-term planning horizon, and Year 2040 is the MPO 2040 Long Range Transportation Plan horizon.

Page 2, Existing Traffic Counts.

5. Provide 72-hour machine counts (3-day counts) instead of 24-hour counts, and be taken during the week (Monday through Friday), preferably on Tuesdays, Wednesdays, and Thursdays.

Page 2, Maximum Service Volumes

6. For County roadways, maximum service volumes shall be calculated using the latest traffic counts and ARTPLAN. For State roadways, use the FDOT Generalized Tables.

Page 2, Level of Service Standards

7. Consultant should acknowledge the County's CDMP correct reference to FDOT's SIS roadways and not FHIS roadways.

Page 3, Roadway Improvements

8. The reference to "MDC Long Range Transportation Plan" should be revised to the "2040 Long Range Transportation Plan."
9. The consultant shall use the MPO's 2016 *Transportation Improvement Program (TIP)* scheduled to be adopted on May 21, 2015.

Page 3, Project Traffic

10. Regarding Trip Generation, in accordance with the County's *Instructions for Preparing Applications Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan May 2015-16 Amendment Cycle* report dated April 2015 (*Instructions Report*), page 7, number 7 states that the trip generation must be prepared using the ITE Trip Generation 9th edition manual, and not the applicant's proposed usage of the SERPM7 model. A copy of the *Instructions Report* is included as Attachment A.
11. Consultant shall provide County Staff with copies of proposed methodology for the "Community Capture" analysis for their approval prior to consultant performing analysis. Methodology should be for developments of similar size to the subject application site.
12. Consultant shall use the MPO's LRTP Directional Trip Distribution Report dated October 23, 2014 for the 2010 TAZs.

Page 3, Future Conditions

13. Applicant stated that future traffic volumes "...will be interpolated to reflect the buildout year." As that date is uncertain and in accordance with the requirements of the *Instructions Report*, the County requires a short-term concurrency analysis to the year 2018 and a long-term analysis to either year 2030 or 2040. (Attachment A, *Instructions Report*, page 7).

Page 4 continued, Future Conditions

14. Applicant needs to update obsolete reference to Rule 9J2.045, F.A.C.

Page 4, Concurrency

15. Concurrency analysis shall be performed as it is required for all CDMP amendment applications. In addition, the consultant shall analyze both AM and PM peak hour periods for institutional uses such as schools.

Additional Comments

16. As mentioned and as published in the *Instructions Report*, the deadline for the Traffic Study is July 1, 2015, with a short Introduction or Executive Summary provided. See Attachment A, *Instructions Report*, page 5).
17. The Department reserves the right to submit additional comments later and as needed.

Enc: Attachment A, *Instructions Report*

Public Works and Waste Management (PWWM) Staff Comments

- 1) Connectivity to major roadways is missing such as SR 836 and SR 821. The study area should be extended to SW 8 Street to the north and HEFT to the east to send trips to these roadways.
- 2) Five analysis scenarios be provided as follows;
 - a. Existing analysis
 - b. Near future without project
 - c. Near future with project
 - d. Long term future without project
 - e. Long term with project

The project can be divided into phases to anticipate any short term and long term trip generations from the project.

- 3) The master plan should provide connectivity to existing roadway system by providing $\frac{1}{4}$, $\frac{1}{2}$ section line and other major roadways within the project boundary.
- 4) The reviewing agencies reserve the right to add roadway segments, intersections and other transportation facilities to analysis list.
- 5) Project traffic estimations are stated to be established by SERPM7. It is recommended that Trip Generations and adjustments factors must also be compared with nationwide accepted ITE trip generation manual and be approved by the agencies before proceeding with the analysis.
- 6) It is recognized that the roadways segments be analyzed for average of the highest two hours per the Miami-Dade County CDMP. However per standard practice, the intersections level of service analysis should be performed for peak hour only.
- 7) Latest available traffic data for level of service analysis.
- 8) For future analysis, instead of a generalized growth rate for the whole area, separate growth factors should be identified for surface streets and expressways.
- 9) Transit discussion should be added in methodology explaining existing transit and exploring the potential role of transit. Programs can be identified to maximize the transit use such as onsite park and ride facility, transit station etc.
- 10) The community capture concept was discussed in the meeting. It is recommended that supporting literature should be provided describing its potential effects on trip generations.

- 11) For roadway segment analyses, instead of 24 hours machine counts **72 hours machine counts** shall be used.
- 12) Roadway segments and traffic count stations adjacent to existing and future schools should also be provided with **AM peak hour analysis**.
- 13) Additional comments may be provided later.

GREEN CITY MIAMI

Land Use Amendment Transportation Methodology

MAY 19, 2015

PROJECT BACKGROUND

Green City Miami (the “Project”) is a mixed-use development proposed on 860 acres in west Miami-Dade County (MDC). The project boundaries extend from SW 167th Avenue on the east to Krome Avenue (SW 177th Avenue, SR 997) on the west and from SW 64th Street on the north to Kendall Drive (SW 88th Street, SR 94) on the south (see **Exhibit 1**). The site is within the Urban Expansion Area (UEA). The proposed uses are listed below.

<u>Land Use</u>	<u>Intensity</u>
Multi-Family Residential	11,401 Dwelling Units
Retail	1,362,000 Square Feet of Gross Leasable Area
Office	925,000 Square Feet of Gross Floor Area
Industrial	350,000 Square Feet of Gross Floor Area
Government Office	150,000 Square Feet of Gross Floor Area
Institutional	225,000 Square Feet of Gross Floor Area
Hotel	500,000 Square Feet of Gross Floor Area

STUDY AREA/ EXISTING ROADWAY NETWORK

For traffic analysis purposes, the preliminary study area for the Project is bounded by SW 8th Street (SR 90) to the north, Coral Reef Drive (SW 152nd Street, SR 992) to the south, SW 117th Avenue to the east, and Krome Avenue (SW 177th Avenue, SR 997) to the west. The general study area is shown on **Exhibit 2**.

For roadways under study, the following conditions will be analyzed.

- Existing conditions
- Short Term (2018) level of service analysis without the project
- Short Term (2018) level of service analysis with the project
- Long Term (2040) Cost Feasible Plan analysis without the project
- Long Term (2040) Cost Feasible Plan analysis with the project

For the Short Term Traffic Level of Service Analysis, the methodology currently used for the roadway concurrency management analysis will be used with and without the impact of the project. Roadway segments to be analyzed will be consistent with current concurrency requirements. The analysis will be performed using the most recent count station data published

by Miami-Dade County Public Works and Waste Management Department (PWWWD) or the most recent available traffic counts.

The Long Term Traffic Impact Analysis, an assessment of impacts of the proposed land use change on the transportation system related to the Comprehensive Master Development Plan long-term planning horizon (Year 2040) will be performed. Roadway segments to be analyzed will be subject to the measurement of the Project's significant impact. Significant impact will be considered when development traffic consumes 5% or more of the roadway's service volume.

Consistent with the adopted practices of the MDC Comprehensive Development Master Plan (CDMP), PM peak period average annual traffic conditions will be analyzed for all scenarios. Roadways segments where a school is adjacent will also be analyzed during the AM peak period.

EXISTING TRAFFIC CONDITIONS

1. Existing Traffic Counts

For purposes of this study, 2015 will represent existing traffic conditions. Existing traffic counts will be obtained from the MDC and Florida Department of Transportation (FDOT) traffic count volume data, recent transportation studies in the area, and, where necessary, 72-hour machine counts to be taken by David Plummer and Associates.

Counts taken prior to 2015 will be adjusted to existing conditions using the area background traffic growth rate (a 10-year growth trend analysis will be performed and documented). When needed, existing traffic counts will be converted to directional peak period counts by applying actual "K" and "D" factors published in the MDC and/or FDOT Concurrency worksheets.

2. Level of Service Standards

The Level of Service (LOS) standards adopted in the MDC CDMP will be considered the required minimum LOS for all non-Florida Strategic Intermodal System (SIS) roadways. SIS standards (as reflected in the MDC CDMP) will be used for any significantly impacted SIS roadways.

3. Maximum Service Volumes

For MDC roadways, *ART_PLAN* will be used to establish service volumes. For other roadways, generalized service volumes from the latest FDOT's *Quality/Level of Service Handbook* will be used and/or specific service volumes will be calculated based on these guidelines, where appropriate.

4. Transit

Existing transit routes and headways will be documented in the report.

ROADWAY IMPROVEMENTS

MDC Adopted 2016 *Transportation Improvement Program* (TIP) will be reviewed to identify capacity improvements in the study area. Planned roadway capacity improvements listed as Priority I, II, III and IV in the adopted *2040 Long Range Transportation Plan* will also be considered in the study.

FUTURE WITHOUT PROJECT

A historic 10-year growth trend analysis will be performed and documented based on historic traffic counts within the study area. A different growth rate will be obtained for expressways and surface streets. In addition, trips reserved for other approved developments in the concurrency database will be used for the analysis of future conditions.

PROJECT TRAFFIC

Trip Generation - Project trip generation will be established using trip generation rates and/or equations published by ITE in *Trip Generation*, 9th edition.

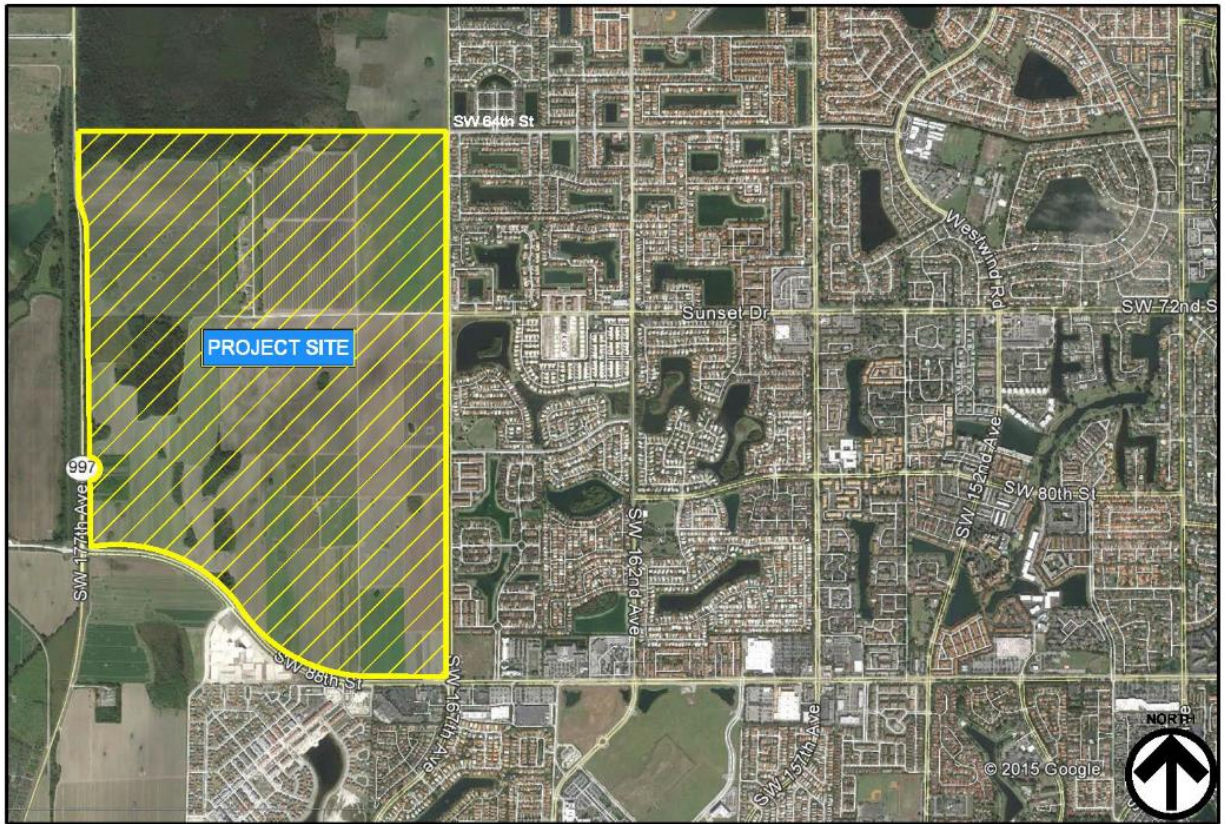
Internalization / Community Capture – Internalization will be performed in accordance with the methodology established by ITE. Community capture has been recognized in large development with the intent of creating a community that would make many off-site trips unnecessary by being of sufficient size to provide a balance of land uses. In order to account for community capture, it is proposed that adjustments be made to the ITE's unconstrained internal capture rates to reflect higher intersection between uses. It is anticipated that given the size and location of the project, the community capture rate should be significant.


Trip Assignment - The Project's trip assignment will be based on the Cardinal Distribution for the appropriate Traffic Analysis Zone(s) where the project is located.

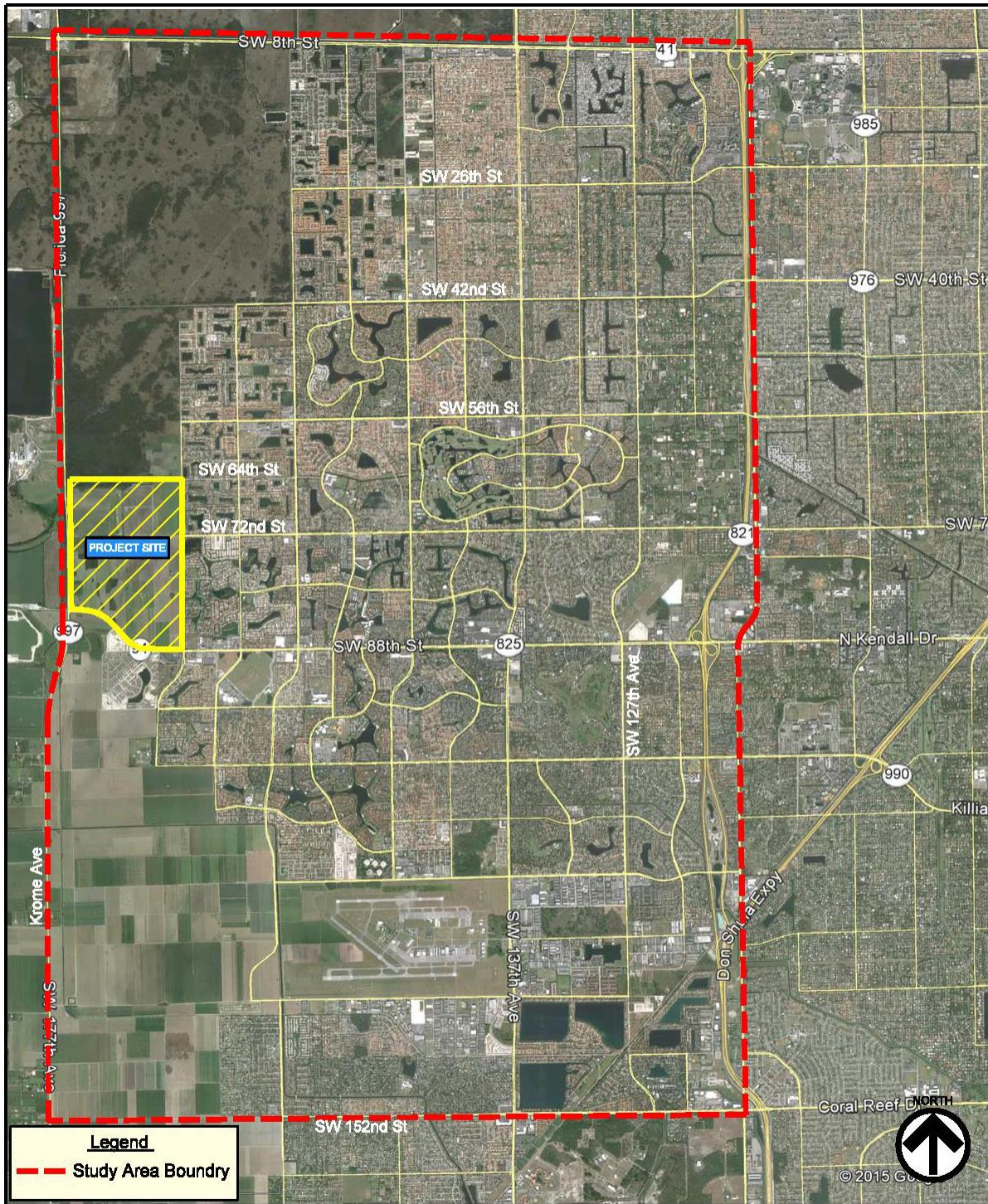
FUTURE CONDITIONS

Future traffic volumes with and without the project will be determined by adding project traffic to future traffic projections without the project. Roadway segment analysis will be performed to determine improvements necessary to mitigate the impacts of the project. Mitigation improvements will include roadway as well as transit improvements in the area.

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	<small>PROJECT:</small> Green City Miami	<small>TITLE:</small> Project Location Map	<small>Exhibit</small> 1
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	<p>PROJECT:</p> <p>Green City Miami</p>	<p>TITLE:</p> <p>Study Area</p>	<p>Exhibit</p> <p>2</p>
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Miami Dade County Staff (Department of Regulatory and Economic Resources (RER), Planning Division – Comments on Green City Miami Transportation Methodology dated May 19, 2015

June 4, 2015

RER, Planning Division, Staff Comments

Page 1, Project Background

1. The development program is inconsistent with the development program presented in the Covenant included in the application—please resolve discrepancies. See attached.
2. The transportation methodology lists “Government Office” (150,000 sq. feet) and “Institutional Uses” (225,000 sq. feet). The covenant lists “Civic” uses (475,000 sq. feet). Is the “Civic” uses the same as the “Government Office” and “Institutional Uses”?
3. Clarify the type of “Civic” uses, i.e. libraries, schools, police stations, fire stations, Post Office.
4. For universities and colleges, provide information as to type, i.e. community college or university, square footage and number of students.
5. For schools, provide information as to type of school, i.e. public or private, and number of students.
6. Provide the number of hotel rooms and the square footage of any convention center.

Page 3, Roadway Improvements

7. Only consider the planned roadway capacity improvements listed in the Cost-Feasible Plan of the *2040 Long Range Transportation Plan*.

Page 3, Project Traffic – “Community Capture”

8. “Community Capture” comments will be presented separately.

Additional Comments

9. Coordinate with FDOT for access to Krome Avenue/SW 177 Avenue and Kendall Drive/SW 88 Street.
10. As discussed with applicant and Transportation consultant and as published in the County's *Instructions for Preparing Applications Requesting Amendments to the Miami-Dade County Comprehensive Development Master Plan May 2015-16 Amendment Cycle* report dated April 2015 (*Instructions Report*), the deadline for the Traffic Study is July 1, 2015, with an Executive Summary provided.
11. The Department reserves the right to submit additional comments later and as needed.

enc: “Green City Miami Land Use Amendment Transportation Methodology” dated May 19, 2015,
pg. 1

Green City Miami Declaration of Restrictions, pgs. 1-2

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GREEN CITY-MIAMI EXECUTIVE SUMMARY

Green City Miami (the “Project”) is a mixed-use development intended to serve the “*West End*” portion of Miami-Dade County (MDC). The West End has been defined as collection of communities that has experienced steady development, with a highly educated and prosperous population, low crime, and an attractive destination for families. At this time, the area has been targeted for study and a report titled *West End Strategy: A Vision for the Future* has been published by Florida International University (FIU). The goal is to establish parameters that support further growth in a sustainable and responsible manner in order to maximize the area’s potential and continue to enhance quality of life of its residents. Among the findings, the study states that “expanding employment opportunities within the area may be the single most important issue facing the *West End*”.

Green City Miami is located on 860 acres in the *West End* of MDC. The project is proposing to create an innovative, meaningful new place that will not only support the extensive housing demanded in the area, but will also provide much needed services, entertainment, and employment in new emerging fields for this area of MDC. The Project is creating a new community with two urban centers that promote innovation in the fields of health and wellness, alternative energies, and hydroponic farming. The Project will be providing over 160 acres of parks and green space interconnected across six neighborhoods, as well as an intermodal center and walking and bicycle paths, to promote alternate modes of transportation. The various transportation components of the Project will follow the guidelines of the Florida Greenbook.

The project boundaries extend from SW 167th Avenue on the east to Krome Avenue (SW 177th Avenue, SR 997) on the west and from SW 64th Street on the north to Kendall Drive (SW 88th Street, SR 94) on the south. The site is within the Urban Expansion Area (UEA). The proposed uses are listed below.

<u>Land Use</u>	<u>Intensity</u>
Multi-Family Residential	11,401 Dwelling Units
Retail	1,382,000 Square Feet of Gross Leasable Area
Office	925,000 Square Feet of Gross Floor Area
Government Office	150,000 Square Feet of Gross Floor Area
Industrial	350,000 Square Feet of Gross Floor Area
School K-8	4,379 Students
University	350 Students
Hotel	650 Rooms
Muli-Modal Facility	TBA

With its size and balanced development program, **Green City Miami** is creating a community in the *West End* that benefits the transportation system. This area of MDC needs opportunities for people to live, work, and play where travelling east is not required. By creating work opportunities within the Project, there will be fewer commuters in the *West End* travelling east to work which will help improve traffic conditions. It is anticipated that some existing commuters south and east of this project that are travelling to places like Doral, Coral Gables, and downtown Miami to work, could now have an opportunity to shorten their work

trip length and travel time significantly with this Project, which is also a benefit to the transportation system.

Green City Miami meets the criteria for “community capture”, which has been nationally recognized for large developments with a variety of balanced land uses in which the developer intends to create a community. With a variety of land uses within the new community, many off-site trips become unnecessary. FDOTs *Transportation Site Impact Handbook* (2014) defines community capture as the reduction in the number of external vehicle trips generated by a large, mixed-use development reducing the overall impacts on the transportation system outside of the development. Community capture extends the traditional “internal capture” to include potential trip interactions and reductions within the boundaries of large scale “New town” style, multi-use developments. The handbook states that community capture can be applied to large, self-standing development, such as a new community or town, with a balanced mix of uses that may fulfill a significant portion of the community’s needs within the development. Projects of this nature in Florida have approved community capture rates between 32% and 70%.

The purpose of the study is to request a land use amendment (LUA) in MDCs Comprehensive Master Development Plan (CDMP) for **Green City Miami**. This study includes the short term (2018) and long term (2040) analysis required as part of the LUA application. The short term portion of this traffic study was conducted based on the MDC established methodology currently used for the roadway concurrency management analysis. Future conditions with and without the project are presented. The analysis was performed using the most recent concurrency stations published by Miami-Dade County Public Works and Waste Management Department (PWWMD). The long term portion of the study was conducted based on a methodology discussed with MDC officials.

The analysis indicates that one roadway segment is projected to be backlogged for the Short Term (2018) projections and 14 segments are projected to be backlogged for Future Long Term (2040) traffic conditions. These are roadways projected to operate above the adopted LOS standard prior to project traffic. Florida Statute (FS) 163.3180 (Concurrency) establishes that *“If any road is determined to be transportation deficient without the project traffic under review, the costs of correcting that deficiency shall be removed from the project’s proportionate-share calculation and the necessary transportation improvements to correct that deficiency shall be considered to be in place for purposes of the proportionate-share calculation. The improvement necessary to correct the transportation deficiency is the funding responsibility of the entity that has maintenance responsibility for the facility. The development’s proportionate share shall be calculated only for the needed transportation improvements that are greater than the identified deficiency”*.

In addition to the backlogged roadways, two roadway segments have been identified to operate above LOS standards for future short term (2018) conditions, and six segments for the long term (2040) projections with the project. **Green City Miami** will coordinate with MDC regarding the mitigation of their impacts on the external roadway network. The applicant is committed to contribute its proportionate share for transportation improvements. As part of the mitigation plan, the applicant is ready to offer MDC land for the construction of a multi-modal transit center to serve the *West End*.

APPENDIX E

Applicant's Environmental Study*

* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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**ENVIRONMENTAL EVALUATION
OF A 845.1 ACRE AREA
PROPOSED FOR INCLUSION
IN THE MIAMI-DADE COUNTY
URBAN DEVELOPMENT BOUNDARY
SECTIONS 30 & 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE, FLORIDA**

Submitted to:

Limonar Development and Wonderly Holdings
c/o Mr. Francisco Pines
Attorney at Law
3301 Ponce de Leon Boulevard
Suite 220
Coral Gables, Florida 33134

Submitted by:

Carney Environmental Consulting Services, Inc.
6435 SW 85 Street
Miami, Florida 33143

May 6, 2015

INTRODUCTION:

Carney Environmental Consulting Services Inc. (Carney) was contracted by Limonar Development and Wonderly Holdings (Client) to evaluate the environmental resources that may be associated with an area of unincorporated Miami-Dade County being proposed for inclusion in the Urban Development Boundary (UDB). The area of interest (AOI) lies within Sections 30 and 31, Township 54 South, Range 39 East and is depicted in Figure 1.

To comprehensively address the environmental features and condition of the AOI, Carney: a) reviewed a series of historic aerial photographs of the property (and its surroundings) to establish a history of the site over time; b) performed a site visit to make the field observations necessary to evaluate any ecological/wetland value and function of the parcel as it existed at the time of the site visit; c) reviewed previous wetland functional evaluations applied to recent permitting within the project area; d) reviewed and evaluated USGS groundwater elevation data applicable to the area of concern; e) applied topographic data provided by Miami-Dade County to understand the area's elevation and slope; f) reviewed, evaluated and utilized a variety of agency GIS shapefiles that further describe some of the salient environmental features of the area.

SITE DESCRIPTION

The subject property is approximately 845.1 acres and situated in Sections 30 and 31, Township 54 South, Range 39 East, Miami-Dade County, Florida (approximately 25°41'42.57" North Latitude and 80°28'15.13" West Longitude). The majority of the AOI has been in continuous agricultural use since the middle 1970s. The County's West Wellfield (WWF) (which is within the AOI) was added and brought into operation in early 2000.

When viewing the historic aeriels of the site, it is clear that the land surrounding this area has been undergoing change over the past several decades. The AOI has experienced a slow hydrologic decline due to its compartmentalization by the construction of Tamiami Trail and Bird Drive Canal to the north, dense residential development to the east, Krome Avenue and L31N to the west, and Kendall Drive (and its more recent development) to the south. The addition of the WWF operations in 2000 has likely furthered this degradation to some degree. It is clearly evident in the historic aeriels that a slow but continued expansion of woody plant species is occurring – being predominated by exotic pest plant species. While it is acknowledged that many of these woody plants occur in wetlands, their increased presence and densities are indicative of reduced hydrology and hydroporoid. This is discussed in further detail below.

FIELD INVESTIGATION AND FILE RESEARCH

Carney has visited the AOI on a number of occasions providing assistance to the Client for earlier project or permitting efforts. Most recently, a cursory biological field investigation was conducted on April 24, 2015 to ascertain the presence of possible remaining wetland resources and to make a determination of their current condition. This information was reviewed in concert with file information obtained from Miami-Dade County, the South Florida Water Management District, or other agencies and is discussed below.

COVER TYPE

The Florida Land Use, Cover, and Forms Classification System (FLUCCS) is typically used to

describe the cover types. Using FLUCCS codes, the project site is currently constituted of four land use types: #214 Row Crops (85.5%), #619 Exotic Wetland Hardwood (9.7%), #833 Water Supply Plant (3.8%) and #241 Tree Nursery (1.0%). See Figure 2.

MIAMI-DADE COUNTY COMPREHENSIVE MASTER PLAN

The CDMP current Land Use Plan Map indicates that the subject property is comprised of two County land use categories: Agriculture (806 acres) and Institutions, Utilities and Communications [the West Wellfield] (39 acres). See Figure 3.

FLOODPLAINS

The Flood Insurance Rate Map (FIRM) depicts the subject property as lying in three flood zone types: AE (3%), AI (96%), and X (1%). See Figure 4. AE and AI have a 1% chance for annual flooding. For zone X, the flood risk is reduced (<0.2%) but not removed.

SOIL SURVEY

The Miami-Dade County Soil Survey described the project area's soils as Biscayne gravelly marl, drained; Chekika very gravelly loam; Dania muck, depressional, and Demory Rock outcrop complex. See Figure 5. All are considered hydric soils and wetland indicators.

Chekika very gravelly loam (#23), makes up the majority (90.2%) of the project site See Figure 5. The water table in areas of Chekika soil is within the limestone bedrock. It is at a depth of 12 to 36 inches in most years. All areas have been rock-plowed and used for vegetable crops at some time in the past. Irrigation is needed during dry periods. The farmer currently working this site reports that his fields require more irrigation than when he first arrived at the site 15 years ago.

Dania muck depressional (#14) is the second most abundant (9.3%). Traditionally, Dania soil usually is ponded nearly throughout the year. The water table is within 10 inches of the surface for the rest of the year. Most areas support native vegetation, which consists of sawgrass and cattail. Melaleuca trees have invaded some areas. It is ponded for 9 to 12 months in most years. Typically, the surface layer is black muck about 15 inches thick. Soft, porous limestone bedrock is at a depth of about 15 inches. This soil type is in the Sawgrass Marsh ecological plant community.

Demory Rock outcrop complex (#28) comprises a small component of the project area (0.4%) and is limited to the extreme eastern boundary along SW 167 Avenue. The water table is below the surface for the majority of the year.

Biscayne gravelly marl, drained (#2) is the smallest soil component at 0.1%. The water table is below the surface the majority of the years, but can be ponded under extreme conditions. This soil type is usually the result of rock-plowing Biscayne-Rock outcrop complex.

AERIAL PHOTOGRAPHY

A review of arials from the 1950s to 2014 indicate that the property has long been hydrologically isolated and in agricultural use. Based upon the chronology of the photographs over successive years, development and perturbation of surrounding areas has been continuous. The aerial photos revealed that over time the remaining unfarmed areas exhibit signs of obvious exotic pest plant

species encroachment to a point where today its overstory is predominated by melaleuca (*Melaleuca quinquenervia*), Australian pine (*Casuarina spp.*), Brazilian pepper (*Schinus terebinthifolius*), and Napier grass (*Pennisetum purpureum*).

WETLAND AND OTHER VEGETATION OBSERVED

Hydrophytic (and other) vegetation was observed on the property; however, the exotic pest vegetation described above provided the preponderance of the overstory at each of the non-farmed locations visited. Some wetland ground cover and small trees and shrubs were observed but were sparsely distributed within some of these remnant features. The most common were: bishopwood (*Bischofia javanica*), castor bean (*Ricinus communis*), primrose willow (*Ludwigia octovalvis*), papaya (*Carica papaya*), sewer vine (*Paederia cruddastana*), Virginia creeper (*Parthenocissus quinquefolia*), saltbush (*Baccharis halimifolia*), sawgrass (*Cladion jamaicense*), leather fern (*Acrostichum danneifolium*), marsh fern (*Thelypteris kunthii*), myrsine (*Myrsine cubana*), swamp bay (*Persea palustris*), and Florida trema (*Trema micranthum*). Many of the swamp bay were exhibiting the effects of laurel wilt disease.

At the time of the site visit, the farmed areas were: i) being disked in preparation for the fallowing period, ii) still had remnant crops (e.g., tomatoes, squash, beans), or iii) were already fallow with plants such as pigweed (*Amaranthus sp.*), ragweed (*Ambrosia artemisiifolia*), Spanish needles (*Bidens alba*), and other weedy types.

The area within the West Wellfield fence harbors the well infrastructure and is lightly landscaped with a maintained lawn.

LISTED PROTECTED SPECIES, OTHER WILDLIFE/ENVIRONMENTAL FEATURES

No Federally listed animal or plant species were noted during multiple site visits. Due to the site's location and the poor wading habitat offered, it is unlikely that State Listed wading bird species forage during the wet season. However, some of these birds are opportunistic and could follow the path of tractors plowing the field as fields are prepared each planting season. One State listed plant, *Phyla stoeckadiifolia*, was observed within some of the Exotic Wetland Hardwood features.

No Federal Critical Habitats were identified that fall within (or even near to) the AOI. However, the area lies within the consultation area for the Snail Kite (*Rostrhamus sociabilis*), the consultation and focus area for the Florida Bonneted Bat (*Eumops floridanus*), and three designated Core Foraging Areas for the Wood Stork (*Mycteria americana*).

COMPREHENSIVE EVERGLADES RESTORATION PLAN (CERP)

Figure 6 depicts CERP projects that lie contiguous with the proposed project. These are the Everglades National Park Seepage Management (specifically the Bird Drive Basin Recharge component) to the north and the West Miami-Dade Reuse at the northern terminus of the West Wellfield. It is understood from the South Florida Water Management District that the design and operation were determined to be "not feasible" and that these projects have been declared "not implementable."

OTHER SPECIAL AREA DESIGNATIONS

No Natural Forest Communities, Outstanding Florida Waters, Florida Aquatic Preserves, Wild and Scenic Rivers or Florida Class I or II Waters occur within the AOl.

TOPOGRAPHY

LIDAR (Laser Imaging, Detection and Ranging) topographic data was obtained from the County to understand the topography of the AOI and the surrounding basin. Figure 7 depicts the topography of the 3 land sections that extend from Kendall Drive north to the Bird Drive Canal. One can see that the farming has occurred in the areas of higher elevation and that the land slopes downward slightly as one progresses northward. This makes sense as historically the land at this location transitions from the former rockland marl marsh (and shorter period wetlands) to the ridge and slough system of Shark Valley Slough (a longer period wetland). As can be seen in this figure, the AOI resides almost entirely in relatively higher drier areas of this basin.

Figure 8 depicts the topography of the AOI alone minus the area of the West Wellfield (and its fill pad). With few exceptions the slope goes from a high near Kendall Drive to a low near the northwest. The average elevation for this data set was determined to be 6.5 feet NGVD. When compared to soil survey graphic provided above (Figure 5), you will note that the larger depressional areas correspond closely to the soil type shown as Dania muck depressional.

HYDROLOGIC INDICATORS

Indicators of hydrology were limited at the time of multiple site visits. While the soils were mucky at the land surface in scattered spot locations, it is not apparent if the AOI becomes inundated for a sufficient period to allow the establishment of aquatic prey base at any location within its boundaries. Water levels were reported by a farmer using the area to be the lowest he has experienced in 15 years; he stated that the water was 2 ½ to 3 feet below the land surface during the April 24, 2015 site visit. Changes in water levels are discussed in more detail below.

GROUNDWATER

To further understand the vegetation changes within the immediate basin and the AOI, Carney performed a cursory analysis on history groundwater data for the area. Data from a total of seven USGS wells were examined and comparisons made. See Figure 9 for the well locations. With few exceptions, the majority of these wells were installed in 1994 to establish the pre-existing groundwater conditions prior to the establishment of the West Wellfield. Data from 1994 to February 2000 (the approximate start date of the WWF) were compared at each of these wells. Based on these, it was determined that the groundwater level has dropped 0.52 feet on average from the 1994 levels. Figure 10 compares the stage duration curve of two such wells (G3556 and G3560) which are approximately 1.25 miles apart; both show the half a foot drop discussed. It does not seem probable that the WWF alone at its permitted 15 MGD could have caused this loss, but at each of the seven specified locations, the difference ranged from -0.48 to -0.56 feet and will have an effect on the remaining wetland quality. When these water levels are compared to those of the existing land surface (Figure 10), some elevations may prove to be too high to support functioning wetlands.

WEST WELLFIELD PERMIT FILE INFORMATION

According to the original SFWMD permit for the West Well Field (WWF), Figure 1 of that document delineates the drawdown contours of the current WWF configuration pumping at 40 MGD. See Attachment A. A DERM memo states that “the hydrologic changes which will occur within Bands 4 and 5 will result in the elimination of wetland functions associated with the presence of surface water. DERM staff estimates that the projected changes in the hydroperiod length and water depth in bands 3 and 2 will result in a 60% and 30% reduction in wetland function, respectively.” In their impact analyses, DERM determined that Bands 5 and 4 would have a 100% impact on the wetlands within their influence.

Subsequent to that document, the final Class IV Permit addresses a permit for the construction of the WWF configuration pumping at 15 MGD. See Attachment B. The permit addresses wetland mitigation and refers the reader to “Section 5 (“Mitigation of Unavoidable Impacts”, four sheets) of the M-DWASAD application which is made a part of this Class IV permit...” See Attachment C. That document describes areas with the contours identified as “bands” of impacted lands. “Band 3 was the area expected to experience groundwater drawdown in excess of 0.6 foot. Band 2 was the area expected to experience groundwater drawdown between 0.6 foot and 0.3 foot. Band 1 was the area lying between the 0.3 foot and 0.1 foot contours. Oddly the DERM analyses calculated that the wetland impact within Band 3 would be zero (0) *(This would represent the area closest to the wellheads and seems counterintuitive; it is not explained how a zero impact was derived – it is presumed that all farmland within the influence of the well was treated as non-jurisdictional wetland for this project. Previous analysis by DERM indicated impacts at 100% for this drawdown category)*. Band 2 and Band 1 were lumped together and determined to have identical wetland impacts of 30%. The geographic limits of each of these bands were not available in the file material currently on hand. But it is clear, that based on the WWF information generated by DERM staff, wetland impacts to the area surrounding the WWF are inevitable.

CURSORY WETLAND FUNCTIONAL ASSESSMENT OVERVIEW

A Class IV Permit that was issued in 2012 (Permit #CLIV 20110003 – on file with the Department) that acknowledged the relatively degraded quality of the three wetland types identified for that project. The WATER (Wetland Assessment Technique for Environmental Review) Scores were as follows: Napier grass = 0.23; Brazilian pepper = 0.25; and Sawgrass/Muhly grass = 0.50. Uniform Mitigation Assessment Method (UMAM) Score were not calculated for this permit application, however, experience has shown that these two scoring methods tend to be nearly equivalent. Such low scores are undoubtedly connected to the hydrologic perturbation described above.

SUMMARY

Based upon the information derived from the literature and the field visit, it has been determined that remaining wetland features comprising the AOI do not provide a high structure and function for a naturally occurring wetland, either forested or herbaceous. The presence of melaleuca, an exotic pest plant species (and others) that form dense stands, tends to limit the value of the wetland, particularly from the standpoint of wildlife use. It appears that the surrounding land use and perhaps the WWF have also resulted in a regionalized impact to former wetland hydrology. A significant portion of wetland impacts near to the WWF has been previously accounted for and

mitigated by the WWF permits. The compartmentalization of the area by roads, highways, rock mining, and other activities limits interconnectedness with regard to surface hydrology and wetland wildlife movement. Based on the conditions described, any remaining wetland fragments will continue to decline in structure (as more exotic pests overtake) and in function (as the wetland hydroperiod diminishes or disappears).

Attachments

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APPENDIX F

Applicant's Green City Miami-Dade Master Plan*

* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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... A MASTER PLANNED COMMUNITY AND FUTURE INCUBATOR FOR JOBS IN THE FIELDS OF TECHNOLOGY, HEALTH & WELLNESS, AND HYDROPONICS & AQUAPONICS FARMING ...

CITY
ECO-URBANISM
TO CREATE PLACE

GREEN
BUILDINGS
TO CONSERVE

ENERGY
RENEWABLE
TO POWER

WATER
HARVESTING
TO RECYCLE


FOOD
PRODUCTION
TO SUPPLY

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Green City Miami Charrette

MIAMI-DADE COUNTY, FLORIDA

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Green City Miami Charrette

MIAMI-DADE COUNTY, FLORIDA



The Vision

Main Participants and the Events That Influenced

Alfonso Cordoba, Maria Cecilia Cordoba-Good,
Francisco Pines, Ken Metcalfe, Steve Carney, Victor Rossinsky,
Owen Beltsch, Richard Levey, Mario Garcia-Serra, John Tello,
Timothy Plummer, Yukai Hisung, John Zanetta,
Estela Valle and Erick Valle

After participation in the West Kendall Charrette and the District 11 Economic Development study followed by meetings with county staff and the research team from Florida International University (FIU), the owners and consultants of Green City Miami took it upon themselves to spend several months at the offices of Valle Valle carefully integrating issues that were clearly voiced with their ideas and visions for the future for the entire tract of agricultural land located in the northeast corner of Kendall Drive and Krome Avenue. This report includes all the ideas, designs, illustrations, graphics, and proposed draft regulations that conveys a vision for this district.



aerial view of study area

3
GREEN CITY MIAMI,
MIAMI-DADE COUNTY



aerial view from southwest (sw) corner



aerial view from northwest (nw) corner



aerial view from northeast (ne) corner

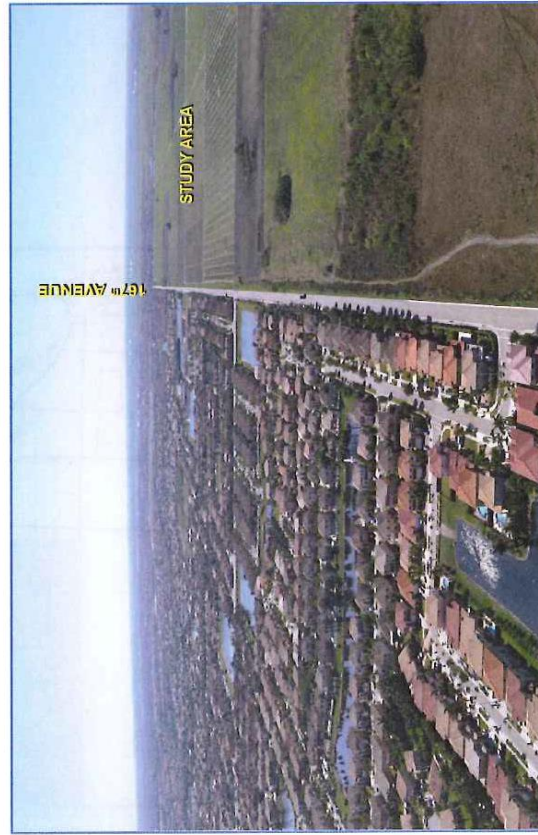
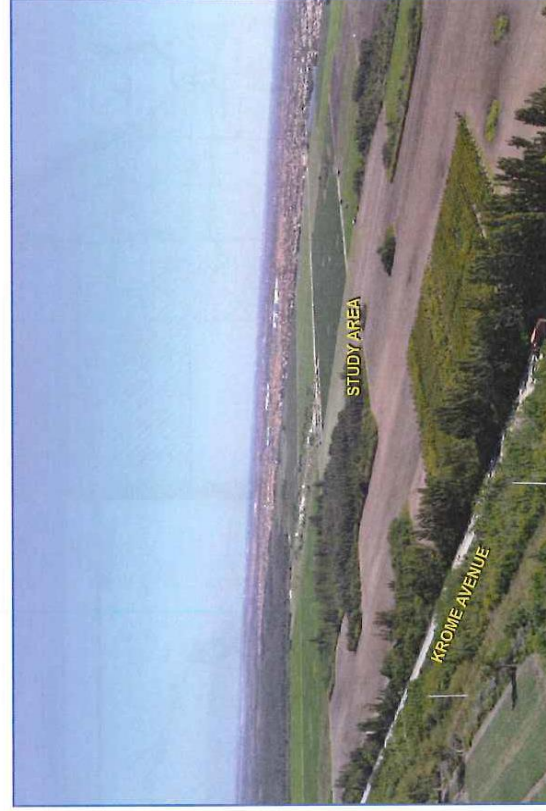
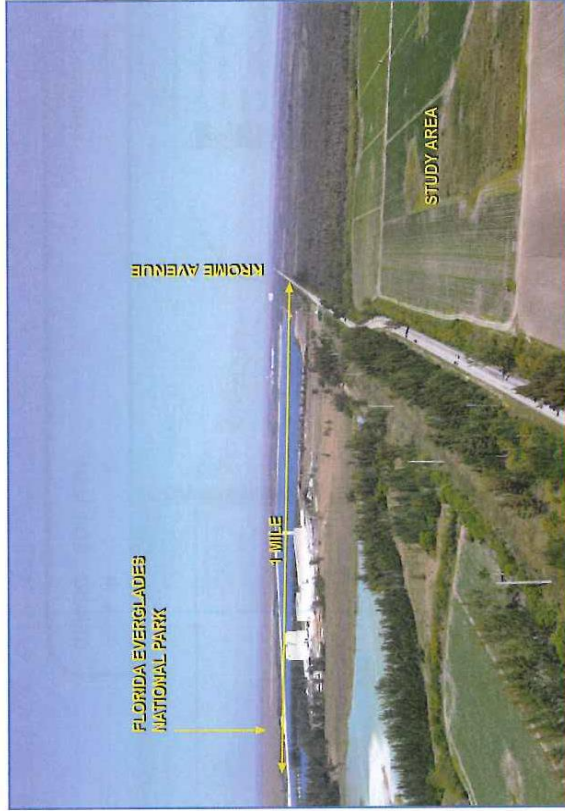


aerial view from southeast (se) corner

The Project and Visioning Process

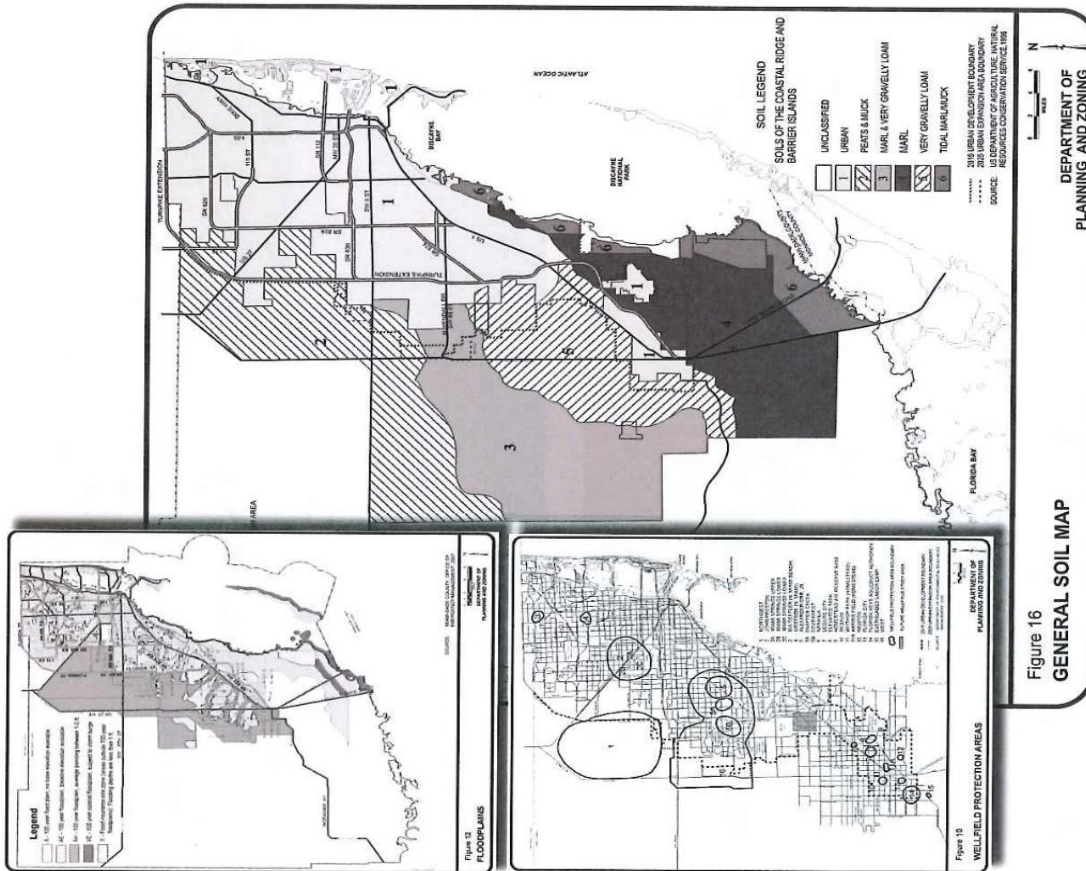
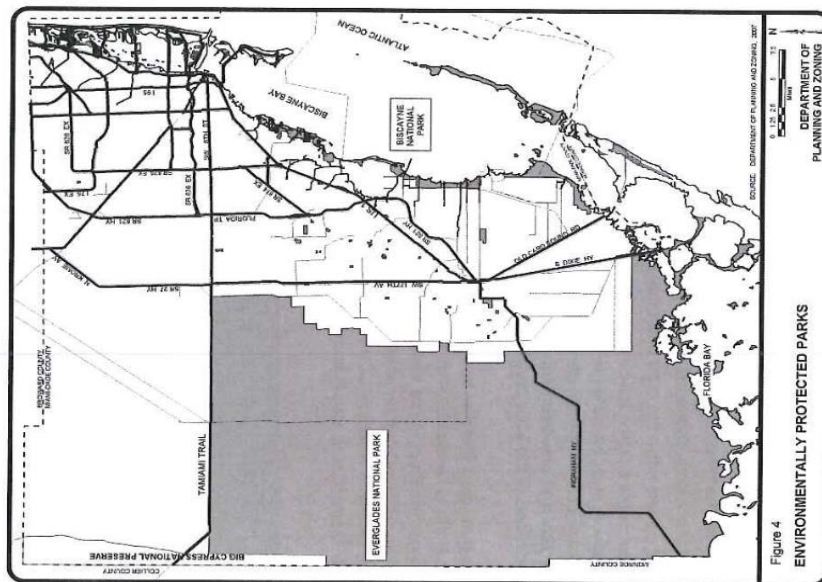
The Green City Miami charrette first took place on February 15th, 2011. After much input between 2013 and 2014, it was transformed into what is now a truly self-sustainable new proposed mixed use development for the West Dade area commonly referred to as the West End. With all the input that we heard from the various charrettes and workshops we have been able to integrate the vision of the several land owners within the area and other stakeholders into a potentially game changing project for this sector of the County. This new master planned community can become a model for how to protect, enhance, and celebrate the natural resources available in this region of South Florida. This new self-sustainable community can demonstrate how to integrate a variety of housing, working, health, wellness, medical and entertainment options, and how to utilize renewable energies, recycle rain-water, produce food all the while creating an environment for attracting significant work places in West Dade.

The study area stretches from 167th street on the East to Krome Avenue on the West and 64th Street on the North to Kendall Drive on the South. The team of professionals for Green City Miami includes Urban Planner/Architect - Valle Valle & Partners, Civil Engineer - Nicolas Martin-Hidalgo, Environmental Consulting - Carney Environmental, Geological & Environmental - CRB Geo & Envir., Traffic Engineering - David Plummer & Associates, Community Building - GAI Consultants, Land Planner - Ken Melcalf, Surveyor - BM Design Group, and Francisco Pines - Esquire.



The Study Area

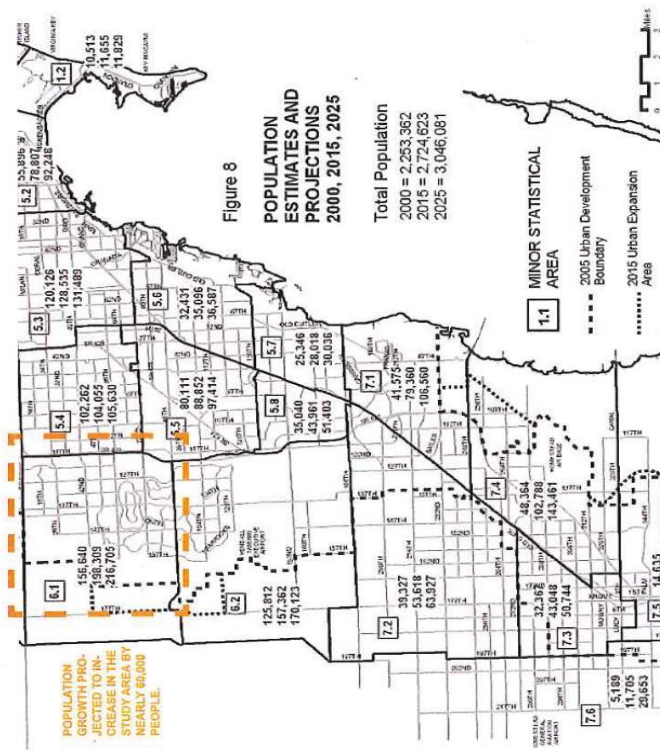
The Green City Miami study area is a mile from the eastern edge of 1,000,000 acres of Protected Parks known as the Everglades National Park. It is subject to the AH - 100 year floodplain, has an averaging ponding between 1-3 ft., the soils consist of marl & very gravelly loam, it lies entirely in the west wellfield protection area, and nearly 95 percent of these lands are currently used for agricultural farming.



CITY GOVERNANCE The Urban Development Boundary (UDB)

The Green City Miami study area consists of approximately 859 acres currently used for agricultural farming and located outside of the Urban Development Boundary but within the Urban Expansion Area, the area officially designated for potential future UDB expansion. The Urban Development Boundary (UDB) Line was first created in 1975, and has expanded by only 15% over the last 36 years. This has been Miami-Dade County's key tool for growth management. Now with less than 6% of undeveloped remaining inside the UDB, it is considered insufficient to accommodate the net 15 years population growth.

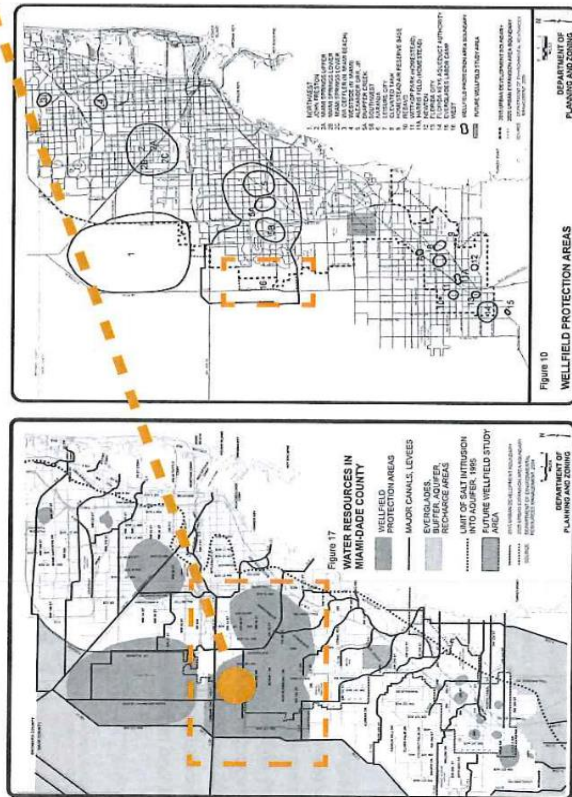
Looking forward, it is projected that Miami-Dade will gain 700,000 residents by 2030. Where will these people live, work, play, pray, and have a choice of schools. Furthermore, the impact on our roadways will mean a profound impact on how the county deals with transportation and with providing the necessary civil services. In the illustration below it is projected that between 2000-2025 our study area will be impact by nearly 60,000 new residents. The Green City Miami development is projected to absorb 35,000 new residents and proposes a self-sustainable solution addressing environmental, economical, and social issues within a new master planned community. This proposal celebrates the natural, cultural, and regional resources offering a high quality of life experience.



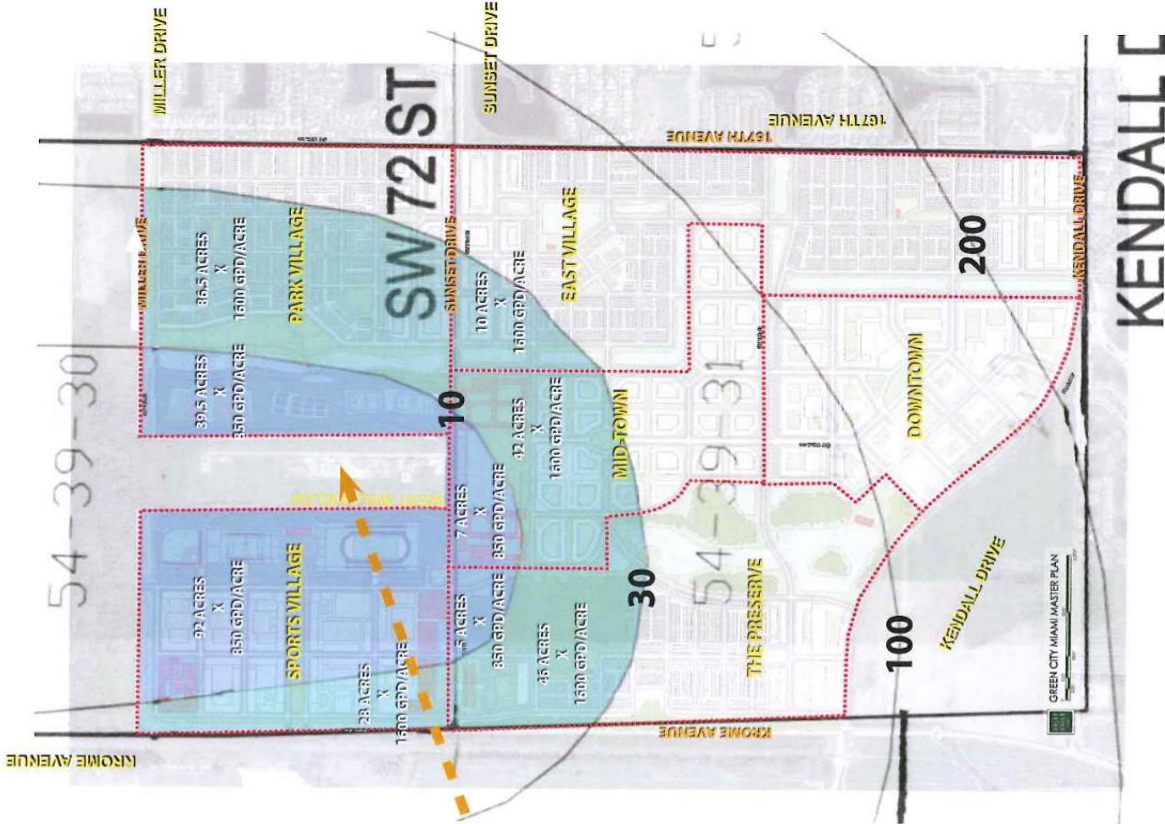
CITY Wellfields Protection Area

The Green City Miami study area is situated entirely within the West Wellfield Interim protection area. This meant that more restrictive regulations would be applied to the study area. The restrictions are found in the Miami-Dade County Code section 24-43. - Protection of public potable water supply wells. The Water & Sewer Department projected that the West Wellfields were going to have three times the number of wells that have been actually built. Based on that earlier projection a series of circles were drawn that indicated the number of days it would take for water to travel through the west wellfields protection area. In the illustration to the far right, the circles were overlay over the study area and colored shaded to analyze the maximum allowable sewage loading capacity permitted within each.

The maximum gallons per day per unsubmerged acre found in Table B-1, under section 24-43, were used to calculate the program that can be built within these travelling water circles. The calculations were then distributed between various landuses to determine the density and intensity of the land.



THE STUDY AREA FALLS WITHIN THE BOUNDARIES OF WEST WELLFIELDS PROTECTION AREA



Wellfields Protection Area

The table below was created to calculate the maximum density and intensity that can be built within the land areas that fall within each of the travelling water circles. The distribution of program became a back-and-forth exercise between the master plan and the table until the appropriate balanced was achieved. The totals shown in the dark red row on the table below indicates the development program potential.

SEC. 24-43. PROTECTION OF PUBLIC PORTABLE WATER SUPPLY WELLS: The provisions of this section which impose upon land uses within the West Wellfield interim protection area regulations which are more restrictive than those regulations applicable to the other public utility potable water supply wellfields in Miami-Dade County shall be deemed interim in nature. Said more restrictive regulations shall be reviewed by such technical review task force(s) or committee(s) as provided by the Board of County Commissioners or its designee upon recommendation of the Director. The Director shall submit to the Board of County Commissioners progress reports, as necessary, pertaining to said review, and recommendations necessary to protect the public health, safety and welfare arising out of said review shall be presented to the Board of County Commissioners. The Miami-Dade County Conflict of Interest and Code of Ethics Ordinance (Section 2-11.1 of this Code) shall not be applicable to task forces or committees provided for in this section.

LOCATION	MORE THAN 100 FEET BUT NOT EXCEEDING 10 DAYS	MORE THAN 10 DAYS BUT NOT EXCEEDING 30 DAYS	ALLOWABLE GALLONS/DAY PER UNSUBMERGED ACRE	TOTAL GPD	CLASSIFICATION	Single Family - Detached sq/lot	Single Family - Attached sq/lot	Multifamily sq/lot	Retail sq/lot	Office sq/lot	Industrial sq/lot	Parks sq/lot	School sq/lot	School sq/lot	Community sq/lot
					STANDARD LEED	380 280	250 280	200 180	5,100 4,100	19,100 8,100	15,000 16,000	0 4	20 15	0 15	0 8,100
Sports Village	52	28	850 1,500 123,000	78,200 44,800 123,000	PROPOSED LEED	NA	NA	375 60,000	192,000 7,850	300,000 24,000	150,000 2,400	200 800	300 6,000	10 150	275,000 22,000
Park Village	39.5	66.5	850 1,500 139,400	33,575 171,875	PROPOSED LEED	NA	NA	1,800 185,855	75,000 3,000	56,000 2,240	- -	120 480	- -	- -	5,000 400
The Preserve	5	46	850 1,500 77,880	4,250 73,600 77,880	PROPOSED LEED	NA	NA	280 44,800	80,000 2,400	54,000 2,160	200,000 -	500 2,000	- -	- -	200,000 16,000
East Village	0	10	850 1,500 18,000	- 15,000 18,000	PROPOSED LEED	NA	NA	600 6,800	155,000 6,200	65,000 2,600	- -	120 -	- -	- -	5,000 400
Mid-Town	7	42	850 1,500 73,160	5,950 67,200 73,160	PROPOSED LEED	NA	NA	1,708 -	130,000 -	50,000 -	- -	- -	3,500 70,000	117 1,760	20,000 -
Downtown	0	0	850 1,500 -	- -	PROPOSED LEED	NA	NA	4,500 -	750,000 -	400,000 -	- -	- -	- -	- -	20,000 -
TOTALS	59	70						11,407	1,382,000	925,000	350,000	200	3,800	427	525,000

TABLE B-1 Residential Property Served by Sanitary Sewers; Nonresidential Property Served by Sanitary Sewers and Not Using, Generating, Handling, Disposing, Discharging or Storing Hazardous Materials

Travel Time in Days or Distance in Feet from Property to Nearest Public Utility Potable Water Supply Well	Maximum Allowable Sewage Loading for Property Not Having Indigenous Sandy Substrate (Gallons Per Day Per Unsubmerged Acre)	Maximum Allowable Sewage Loading for Property Having Indigenous Sandy Substrate (Gallons Per Day Per Unsubmerged Acre)
More than 30 days	No additional restrictions	No additional restrictions
More than 10 days but not exceeding 30 days	1600	No additional restrictions
More than 100 feet but not exceeding 10 days	850	1600
100 feet or less	0	0

TABLE C-1 Allowable Storm Water Disposal Methods for Residential and Nonresidential Property

Travel Time in Days or Distance in Feet from Property to Nearest Public Utility Potable Water Supply Well	Allowable Methods for Storm Water Disposal
More than 30 days but not exceeding 210 days	Infiltration or seepage or overflow outfalls only
More than 10 days but not exceeding 30 days	Infiltration or seepage only
More than 100 feet but not exceeding 10 days	Infiltration only
100 feet or less	None

GREEN CITY MIAMI,
MIAMI CHARLETTE 2011

These case studies show potential densities outside the 30 day travelling water circle.

Bay Meadow Park: The lessons we learn from this development demonstrate how a mixed-use program can function both vertically and horizontally. The intense mixed-use program is located along a well-defined public open space with ample access roads in the form of boulevards. The buildings frame the street edges with wide sidewalks and parallel parking. The majority of the parking is hidden behind the buildings in parking structures. The aerial view demonstrates how to scale down from the vertical mix to a compatible residential program using apartments and townhouses to buffer from the adjacent single family residential neighborhood.

Market Commons: The lessons are similar, however it is a more intensive vertical mix program. In this case study the townhouses are attached to mixed-use buildings to help buffer from the single family residential neighbor. The parking is sandwiched between buildings on three sides in an attempt to wrap program along all the street edges to celebrate the pedestrian experience.

Addison Circle: The lessons that we learn in this case study are how to preserve a human scale to the development while building a highly dense program, how to prioritize the road network so that access to the parking garages is kept to the secondary roads, the opportunities created when carving out public space, and various ways to hide parking garages.

BAY MEADOW PARK



SITE DATA	
Location:	San Francisco, California
Municipality:	San Francisco
Acres:	73 acres
Zoning:	Mixed-Use
Structural Parking:	5,000 Spaces
Transportation:	Local Bus & Metro-Rail
Access to Bicycle/Pedestrian Paths:	1/4 Mile

PROGRAM	
F.A.R.:	2.0
Density Type (D.U./Acre):	30
Housing (Rentals+Sale):	740 Units
Hotel:	300,000 Sq Ft
Office:	500,000 Sq Ft
Park/Landscaping:	20% Required

REGULATIONS	
Landmark:	Mixed-Use
Build-To-Line (BTL):	At Setback
Bldg. Height:	8 Stories Max.
Penhouse Bldg. Height:	6 Stories Max.
Penhouse Bldg. Height:	N.A.
Bldg. Frontage:	Mini 75 %
Bldg. Placement:	Front 0 +
Colonnade/Balcony:	Encroachment over Sidewalk
Habitable Space:	Encroachment over Sidewalk
Expression Line:	Top of 1st Story
Vehicular Entries:	Required
Open Space:	20 % Min. in the Form of Courtyard Gardens, Colonnades, Squares, & Plaza

ADDISON CIRCLE



SITE DATA	
Location:	Texas
Municipality:	San Antonio
Acres:	80 acres
Zoning:	Mixed-Use
Structural Parking:	7,000 Spaces
Transportation:	Local Bus
Access to Bicycle/Pedestrian Paths:	1/4 Mile

PROGRAM	
F.A.R.:	2.5
Density Type (D.U./Acre):	50
Housing:	2,700 Units
Hotel:	250,000 Sq Ft
Office:	1,000,000 Sq Ft
Park/Landscaping:	20% Required

REGULATIONS	
Landmark:	Mixed-Use
Build-To-Line (BTL):	At Pedestal and Tower
Bldg. Height:	8 Stories Max.
Penhouse Bldg. Height:	N.A.
Bldg. Frontage:	Mini 75 %
Bldg. Placement:	Front 0 +
Colonnade/Balcony:	Encroachment over Sidewalk
Habitable Space:	Encroachment over Sidewalk
Expression Line:	N.A.
Vehicular Entries:	N.A.
Open Space:	12 % Min. in the Form of Courtyard Gardens, Colonnades, Squares, & Plaza

MARKET COMMONS



SITE DATA	
Location:	Carrollton, Virginia
Municipality:	Washington D. C.
Acres:	100 acres
Zoning:	Com Sub-District
Structural Parking:	1,000 Spaces
Transportation:	Local Bus & Metro-Rail
Access to Bicycle/Pedestrian Paths:	1/4 Mile

PROGRAM	
F.A.R.:	3.0
Density Type (D.U./Acre):	40
Housing (Rentals+Sale):	300-47 Units
Hotel:	240,000 Sq Ft
Office:	100,000 Sq Ft
Park/Landscaping:	20% Required

REGULATIONS	
Landmark:	Mixed-Use
Build-To-Line (BTL):	At Setback
Bldg. Height:	8 Stories Max.
Penhouse Bldg. Height:	2 Stories Max.
Penhouse Bldg. Height:	4 Stories Max.
Bldg. Frontage:	Mini 75 %
Bldg. Placement:	Front 0 +
Colonnade/Balcony:	Encroachment over Sidewalk
Habitable Space:	20' Min. for 8 Stories
Expression Line:	Top of 2nd Story
Vehicular Entries:	Required
Open Space:	20 % Min. in the Form of Courtyard Gardens, Colonnades, Squares, & Plaza

These case studies show potential densities outside the 100 day travelling water circle.

Mizner Park: The lessons we learned from our research, as seen in these photographic views, are the importance of varying the building massing, the significance of carving out a linear park, the need to hide off-street parking, and the importance of attaching a single layer of program to a parking garage to hide it from a primary street.

Downtown Kendall: The lessons we learned from this project include the need to establish maximum building frontages, the need to restrict parking garage access to secondary streets, the importance of requiring 100% build-out of the retail along primary streets, and what happens when habitable space is required along the street frontage as a method to hide the parking.

City Place: The real lesson learned from this project is understood best in the site plan; it shows us how to spread density so that it can be kept to a human scale in the more public streets and more intense (higher floors) setback of the street edges.

Figure 1 consists of four images labeled (a) through (d). Image (a) is an aerial view of a city grid, with a red rectangle highlighting a specific block in the center. Image (b) is a street-level view looking down a road towards a large, multi-story building with a red roof. Image (c) is a street-level view of a building with a red roof and a sign that says 'HOTEL'. Image (d) is a street-level view of a building with a red roof and a sign that says 'HOTEL'.

Charrette Master Plan I

This master plan shows the 859 acres within the study area. The master plan is divided into six distinct neighborhoods. The Downtown District located off Kendall Drive with high density mixed-use residential, the Central District located off Sunset Drive with Medium Density mixed-use residential, the Park District located off 64th Street with low density mixed-use residential, the Preserve with a mix of business and residential uses, the East Village with low-density residential and the Health and Wellness Village off Krome Avenue.

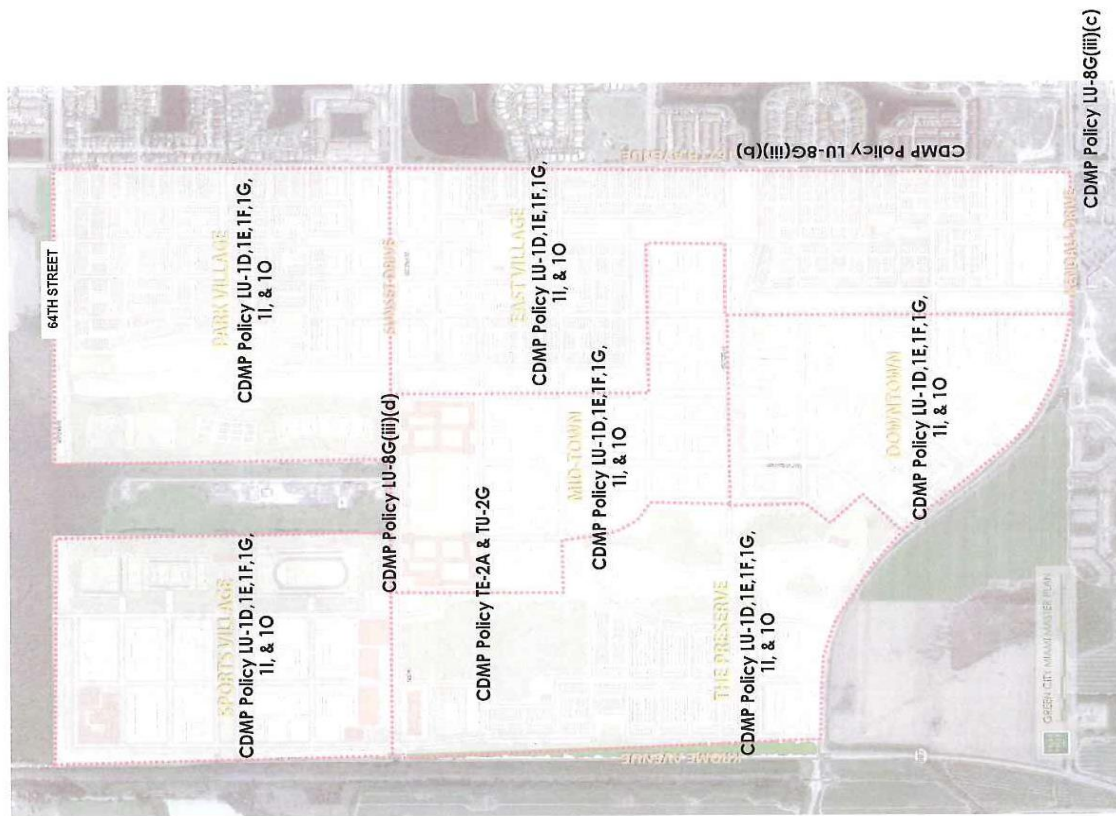
The diagrams in the next page show the landuses, the six distinct neighborhoods, the green network, the water network, the street network and the transportation network as well as how certain CDMP policies and goals are illustrated by this proposal.



Comprehensive Development Master Plan Goals (CDMP)

The proposed new town "GREEN CITY MIAMI," implements all the following CDMP guidelines:

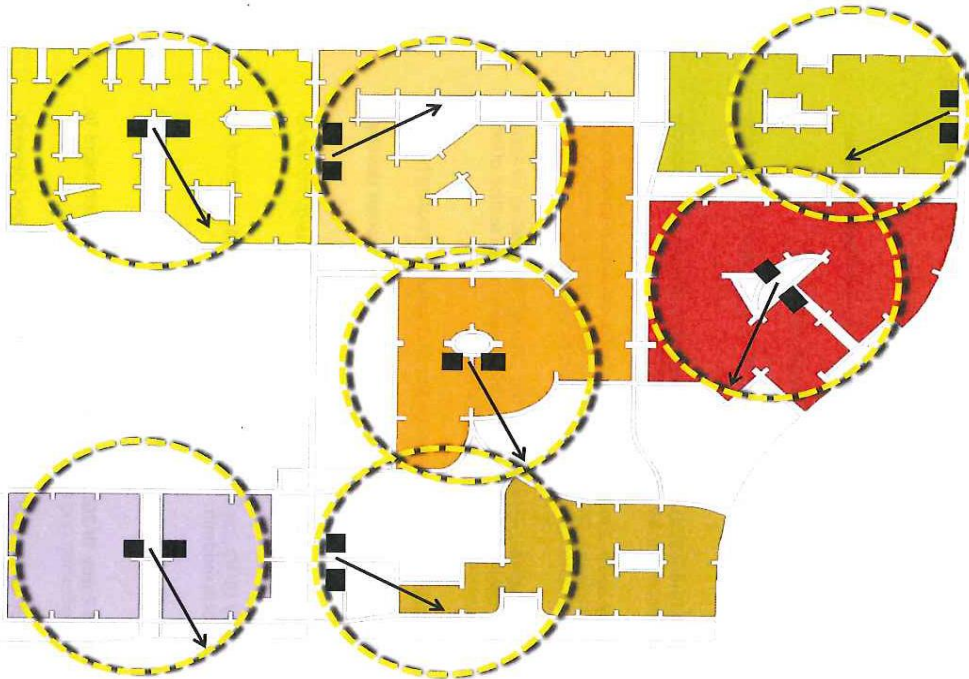
- **CDMP Land Use Element Policy LU-8G(iii)(b)**...land is contiguous to the UDB.
- **CDMP Land Use Element Policy LU-8G(iii)(c)**...land located within one mile of extraordinary transit service.
- **CDMP Land Use Element Policy LU-8G(iii)(d)**...land having projected surplus service capacity where necessary facilities and services can be readily extended.
- **CDMP Land Use Element Policy LU-1D**...the planning of residential areas as neighborhoods which include recreational, educational, and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian, and bicycle traffic.
- **CDMP Land Use Element Policy LU-1E**...uses policies of the County's "Guidelines for Urban Form," in the development of a variety of residential types and densities within section of land and the use of activity nodes to concentrate commercial uses.
- **CDMP Land Use Element Policy LU-1F**...promotes the inclusion of a variety of housing types.
- **CDMP Land Use Element Policy LU-1G**...encourages the development of business developments in clusters or nodes at the intersections of major roadways.
- **CDMP Land Use Element Policy LU-1I**...considers urban design, water and energy conservation and wildlife habitat when designing sites.
- **CDMP Land Use Element Policy LU-1O**...an integrated project that will provide much of the daily infrastructure and service of its residents.
- **CDMP Land Use Element Policy TE-2A**...promotes the creation of a system of interconnected designated bicycle ways.
- **CDMP Transportation Element Policy TU-2G**...encouraging the creation of mechanisms to ensure the safe movement of pedestrian and bicycle traffic.
- **CDMP Land Use Element Policy LU-2B**...and third priority shall support the staged development of the Urban Expansion Area (UEA).
- **CDMP Land Use Element Policy LU-10**...energy efficient development shall be accomplished through metropolitan and use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.

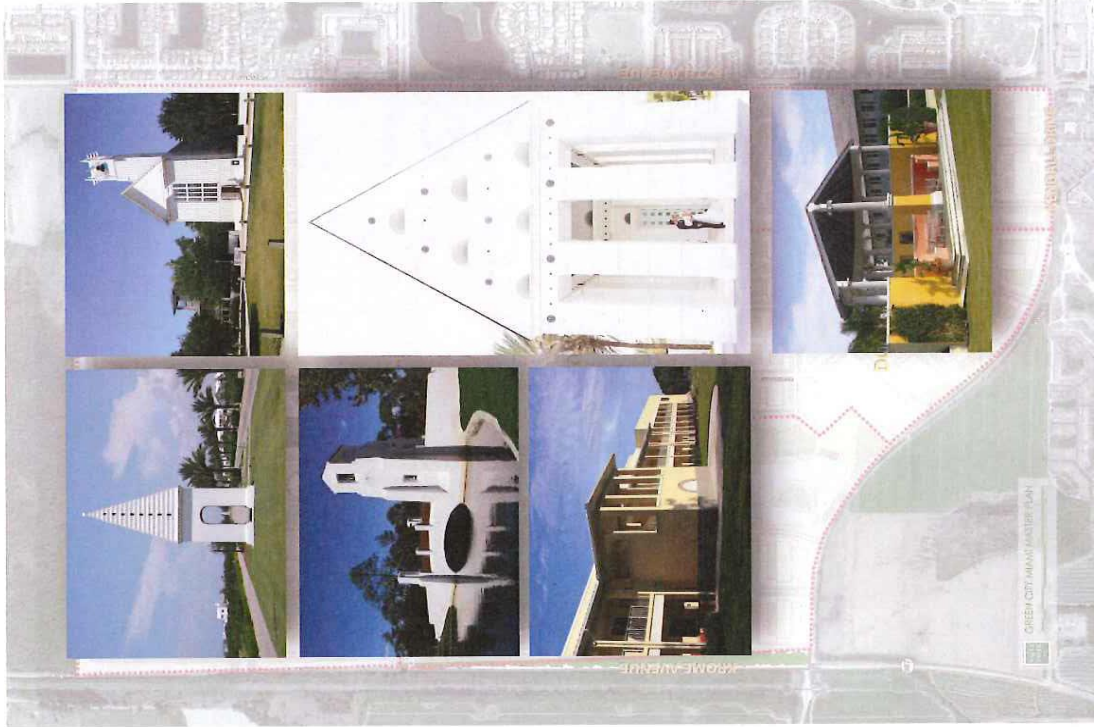
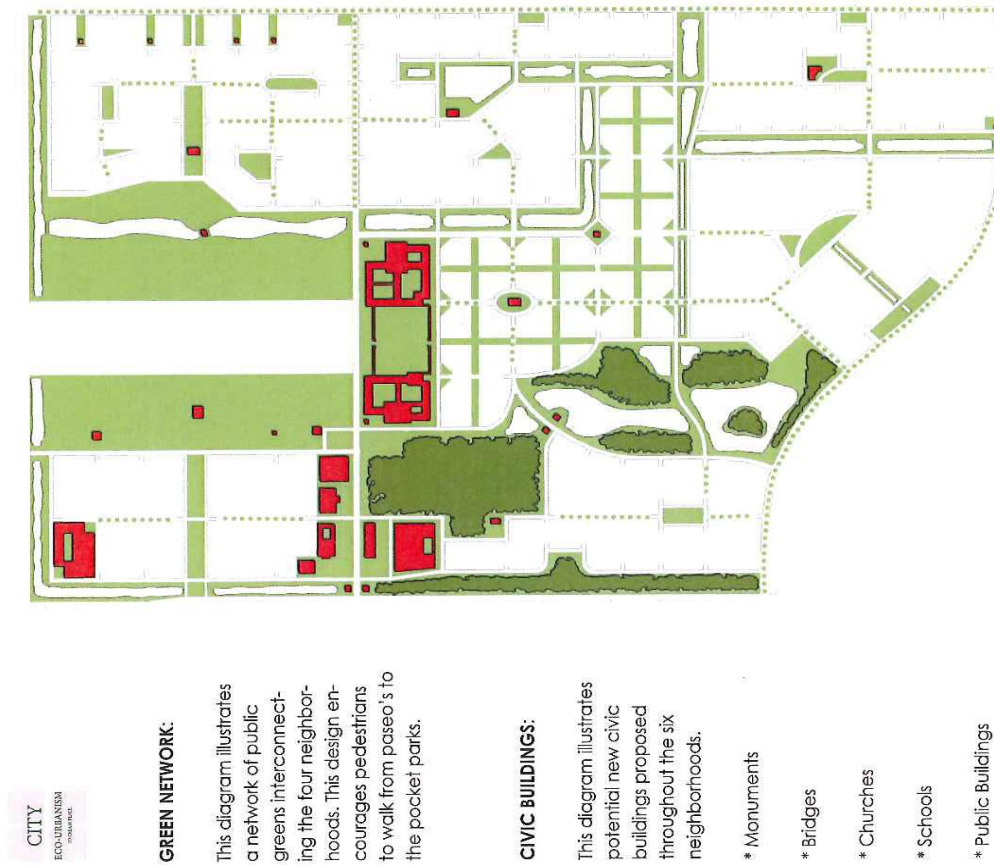


NEIGHBORHOODS:

This diagram illustrates six neighborhoods each with their own neighborhood centers providing all the daily needs of each neighborhood. The circles represent five minute walking distance, demonstrating they are all walkable and interconnected;

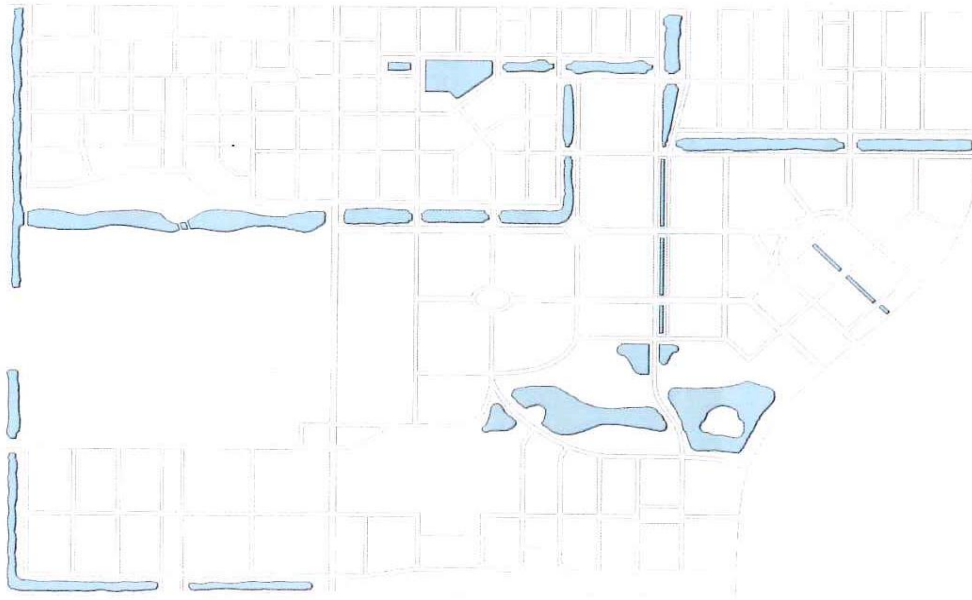
- 1) Downtown (dark red);
- 2) Mid-Town (orange);
- 3) East Village (light green and light brown);
- 4) Park Village (yellow);
- 5) The Preserve (tan);
- 6) Sports Village (grey).





WATER NETWORK:

This diagram illustrates how to allow a natural water flow run from Kendall Drive to the Bird Basin north off 64th Street. The layout interconnects each of the neighborhoods, while also creating natural features in the landscape.



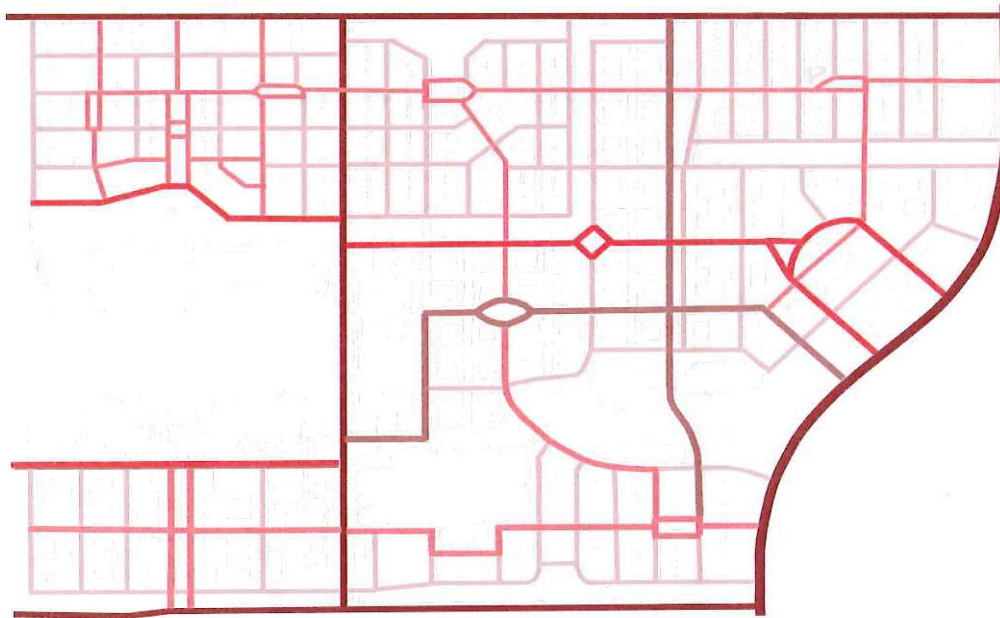


STREET NETWORK:

This diagram illustrates a hierarchy of roads ranging from the major collectors (dark colored) to the local neighborhood streets (light colored). The roadways and network permits multiple access routes within each neighborhood.

CDMP POLICY LU-1D:

The planning of residential areas as neighborhoods which include recreational, educational, and other public facilities, houses of worship, and **safe and convenient circulation of automotive, pedestrian, and bicycle traffic.**

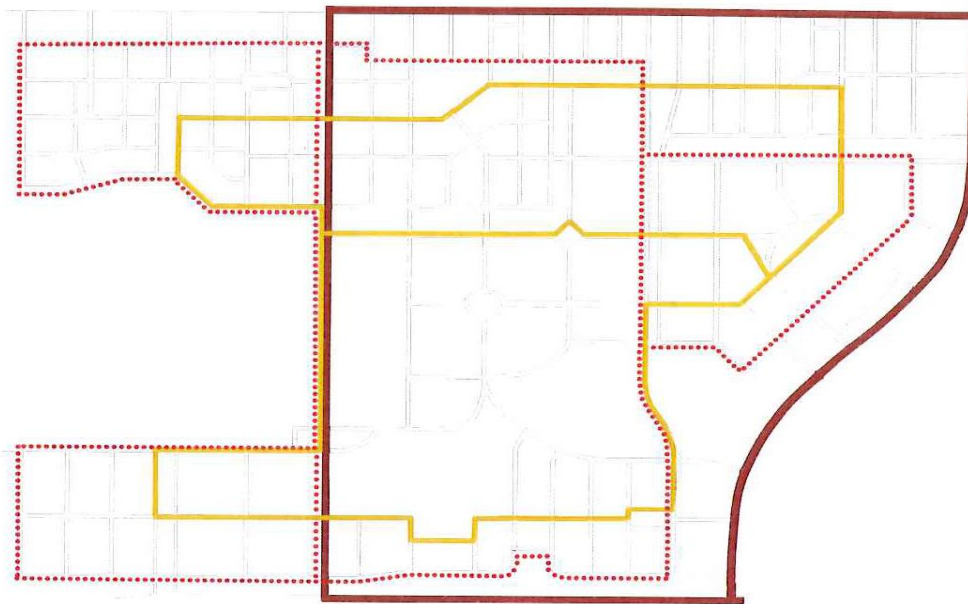


TRANSIT NETWORK:

This diagram illustrates dedicated routes to support three forms of public transportation; 1) expanded county bus route (dark red); 2) local trolley (light yellow) stopping at each neighborhood; and, 3) dedicated bicycle (red dots) lanes. Serviced by a Park & Ride along Kendall Drive.

CDMP POLICY LU-8C(iii)(c)

Land located within one mile of extraordinary transit service.





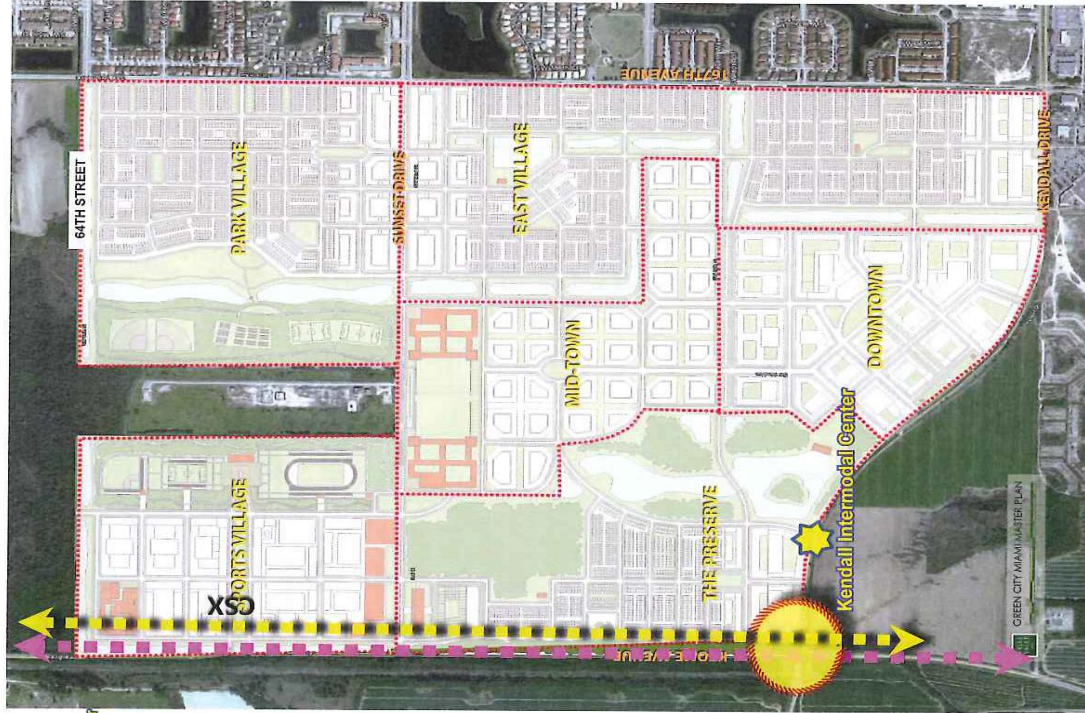
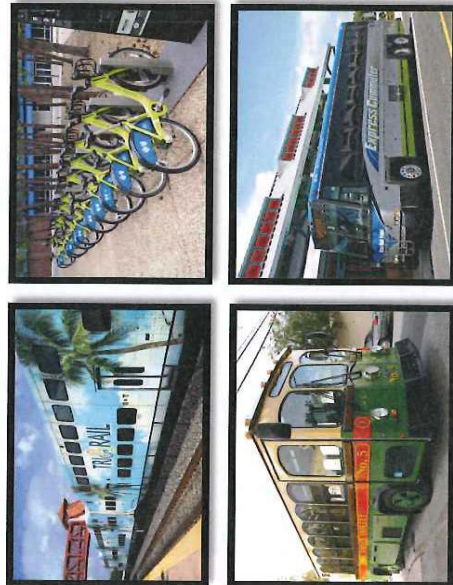
CITY
ECO-TRANSIT

CSX NETWORK:

The CSX railroad line currently has two legs that extend from the north-south route along SR 826 one extends along SR 836 (NW 12th Street) to 137th Avenue. The other leg extends along SW 136th Street to Krome and up to Kendall Drive. These extensions of the CSX line are currently only used for cargo transportation.

The CSX line along the airport extends to the Airport Intermodal Center and is shared by Tri-Rail. The potential exist to complete the loop that will connect these legs of the CSX line. This could mean that the West End of Kendall would have an alternative mode of transportation providing access to Miami Beach, the Dolphin Stadium and even the rest of the state of Florida.

The potential exist to link a West Kendall Intermodal Center to the Doral Intermodal Center and to the Airport Intermodal Center.



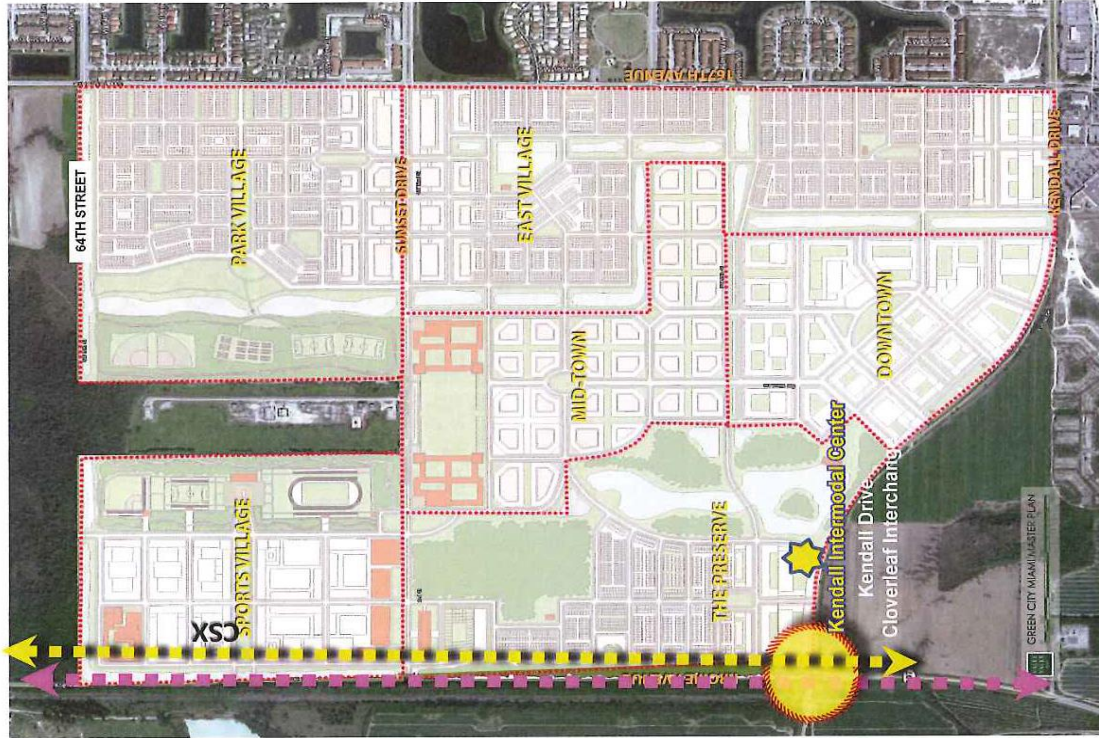
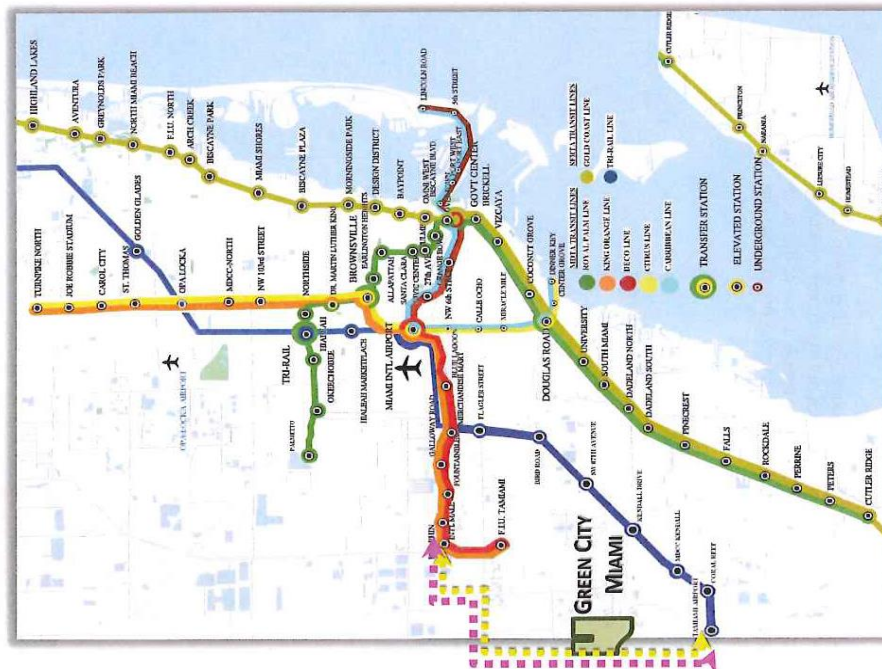
CITY ECO-URBANISM

METRO MAP 2025:

This map shows a complete picture of how the regional transit system for South Florida may look like for the residents of Miami-Dade County by the year 2025. In summary, with the proposed new MDX SR836 extension along Krome Avenue and completing the CSX loop it would mean that West Kendall residents would have a significant alternative mode of transportation for the current 300,000 residents in this area so that they don't have to jump into their cars to go to Miami Beach or to watch a game at any of the county's stadium or performing arts centers.

Completing this missing gap would have significant economic impact for the rest of the county, allowing the West Kendall residents to easily travel around comfortably.

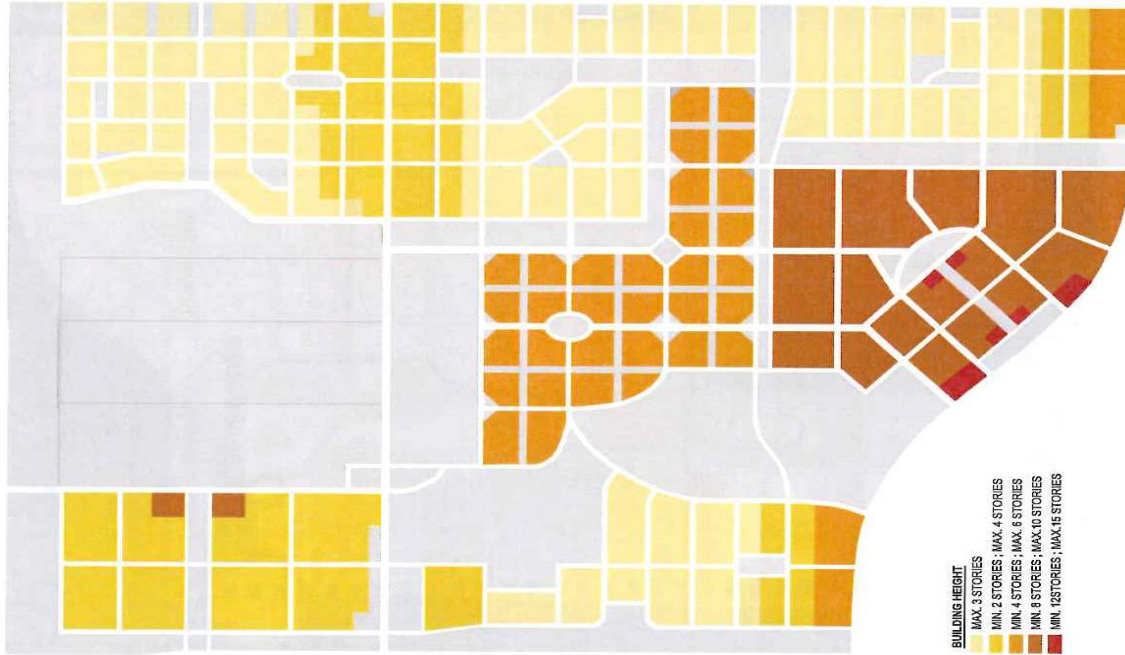
Source: Transit Miami



CITY
ECO-URBANISM
IN MIAMI

COMPACT DEVELOPMENT

Green City Miami is promoting compact development in an effort to reduce VMT and green house gases. This smart form of development not only helps in reducing trip lengths but it also promotes walking and biking. Minimizing the infrastructure cost and providing for friendly streets is one of the goals of Green City Miami. These diagrams represent how the height of buildings and mix-of-land uses are planned within each of the six neighborhoods.



Green City Miami will have a diversity of residential areas designed as complete neighborhoods. A mix-of-uses will be easily accessible to its residents all within a five minute walking distance. The neighborhoods will be complemented with a diversity of employment opportunities. Some will even be incubators for specific industries such as technology, health and wellness, and vertical farming.

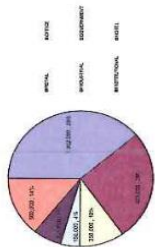
West Kendall Baptist is the major employer in the region. Currently, employing 1,500 people. After meeting with the West Kendall Baptist committee we were informed they have plans to double to over 3,000 employees in next ten years. That type of growth will generate various businesses that want to be near the hospital.



CITY ECOTRANSIT Master Plan - Program

The proposed Master Plan has a projected population growth of 25,849 residents of which 4,379 will be of school age for grades from Kindergarten to High School. These residents would be living in 11,401 residential units ranging from single family homes to mid-rise buildings and they would have the opportunity to work in the 7,593 new jobs created from the 3,512,000 sq. ft. of non-residential (government, commercial and office).

GREEN CITY
PROGRAM ANALYSIS



GREEN CITY SUMMARY							
NEIGHBORHOOD DISTRICTS	DOWNTOWN	MIDTOWN	EASTSIDE VILLAGE	THE PRESERVE	PARK VILLAGE	SPRING VILLAGE	WELLFIELD
	83	111	119	124	138	121	80
TOTAL GROSS ACRES	838						
PROGRAM SQ. FT.							
TOTAL NON-RESIDENTIAL	3,512,000 SQ. FT.						
TOTAL RESIDENTIAL	11,401 UNITS						
POPULATION PROJECTIONS	25,649 RESIDENTS						
STUDENT GENERATION	4,379 ELEMENTARY THROUGH HIGH SCHOOL (K-12)						
EMPLOYMENT ASSUMPTIONS	7,593 NUMBER OF JOBS THAT WILL BE CREATED WITH THE PROPOSED PROGRAM						

GREEN CITY NEIGHBORHOODS PROGRAM ANALYSIS									
NEIGHBORHOOD	UNITS	ACRES	RESIDENTS	OFFICE	GOVERNMENT	INSTITUTIONAL	HOTEL	AGRICULTURE	
DOWNTOWN	4,000	30.0	15,000	10,000	10,000	10,000	10,000	10,000	
MIDTOWN	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
EASTSIDE VILLAGE	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
THE PRESERVE	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
PARK VILLAGE	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
SPRING VILLAGE	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
WELLFIELD	1,500	11.3	5,000	5,000	5,000	5,000	5,000	5,000	
TOTAL	11,401	83.8	45,000	30,000	30,000	30,000	30,000	30,000	

GREEN CITY PROJECTIONS									
Program	Units	Resident	Student	Program	Units	Resident	Student	Program	Units
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0

GREEN CITY PROJECTIONS									
Program	Units	Resident	Student	Program	Units	Resident	Student	Program	Units
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
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Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0

GREEN CITY PROJECTIONS									
Program	Units	Resident	Student	Program	Units	Resident	Student	Program	Units
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
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Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
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Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0
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Head-Office	0	0	0	Head-Office	0	0	0	Head-Office	0

Master Plan

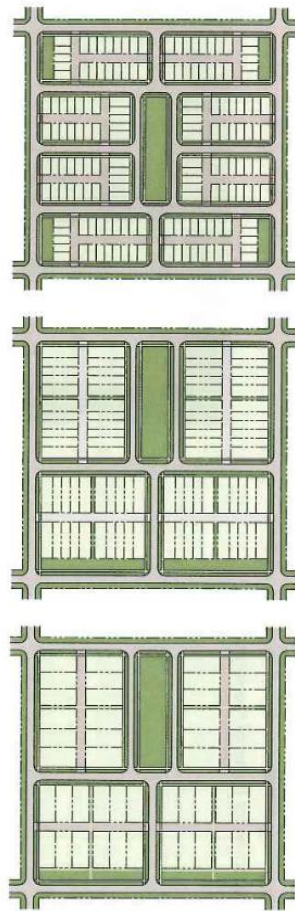
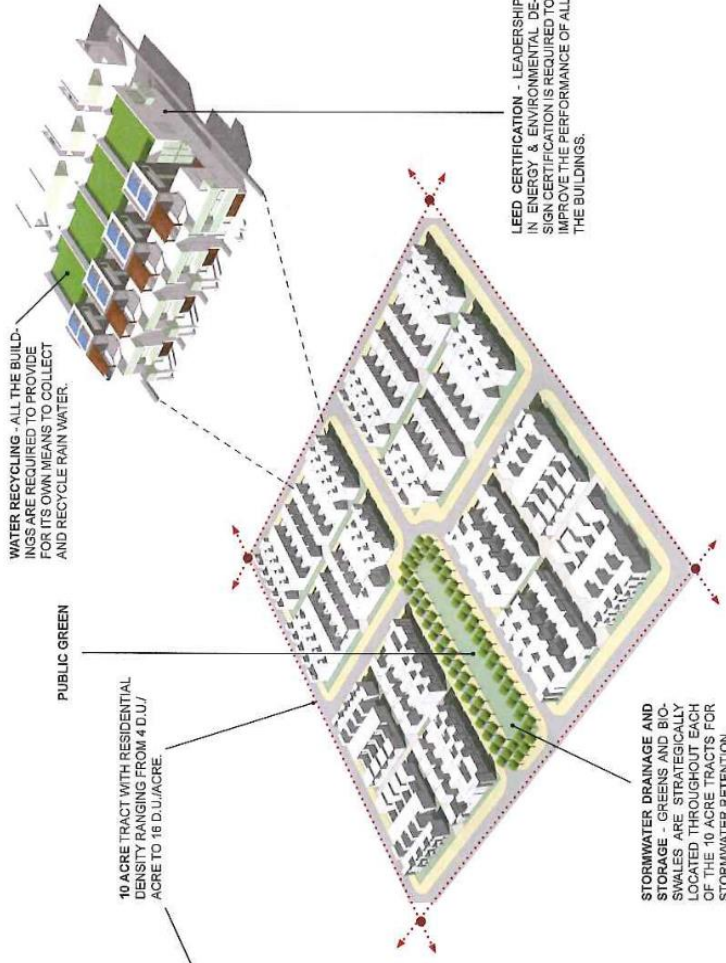
The map shows the City of Madison, Wisconsin, with various neighborhoods labeled. The map is divided into several colored regions: Sports Village (orange), Park Village (green), East Village (yellow), Midtown (purple), Downtown (pink), and The Preserve (light green). The map is bordered by a red dashed line. The text "CITY OF MADISON" is visible in the bottom right corner.



PLACE	RETENTION	GROSS DENSITY	UNITS	MIXED-USE	NUCL-AM	TOWNHOUSE/ANGLE FAMILY	GOVERNMENT	INSTITUTIONAL	RETAIL	OFFICE	INDUSTRIAL	HOTEL
PARK VILLAGE	25%	16	1,800	200	800	-	10,000	10,000	10,000	35,000	-	-
MID-TOWN	8%	18	1,758	1,648	300	-	-	100,000	75,000	55,000	-	100,000
DOWNTOWN	9%	45	4,500	4,500	-	-	-	-	750,000	425,000	-	-
THE PRESERVE	12%	12	1,200	700	-	-	-	-	60,000	54,000	250,000	-
EASTSIDE VILLAGE	15%	14	2,100	1,340	-	850	-	-	155,000	85,000	-	-

10 ACRE TRACTS - LOW DENSITY

MIAMI GREEN CITY IS COMPOSED OF SIX DISTINCT NEIGHBORHOODS; 1) DOWNTOWN; 2) MID-TOWN; 3) PARK VILLAGE; 4) SPORTS VILLAGE; 5) EAST VILLAGE; AND 6) THE PRESERVE. THE LOW DENSITY IS LOCATED IN THE PARK VILLAGE. IT INCLUDES FROM SINGLE FAMILY HOMES TO TOWNHOMES. THE LOW DENSITY IS LOCATED ADJACENT TO THE SPORTS PARK GROUNDS.



FOURTY & FIFTY (40'-50') FOOT WIDE LOTS - LAYOUT DEMONSTRATES A 10 ACRE TRACT WITH LOTS THAT ARE 40' TO 50' FOOT WIDE X 100'

TWENTY-FOUR (24') FOOT WIDE LOTS - LAYOUT DEMONSTRATES A 10 ACRE TRACT WITH 24' FOOT WIDE X 100' FOOT DEEP LOTS. DEMONSTRATES A

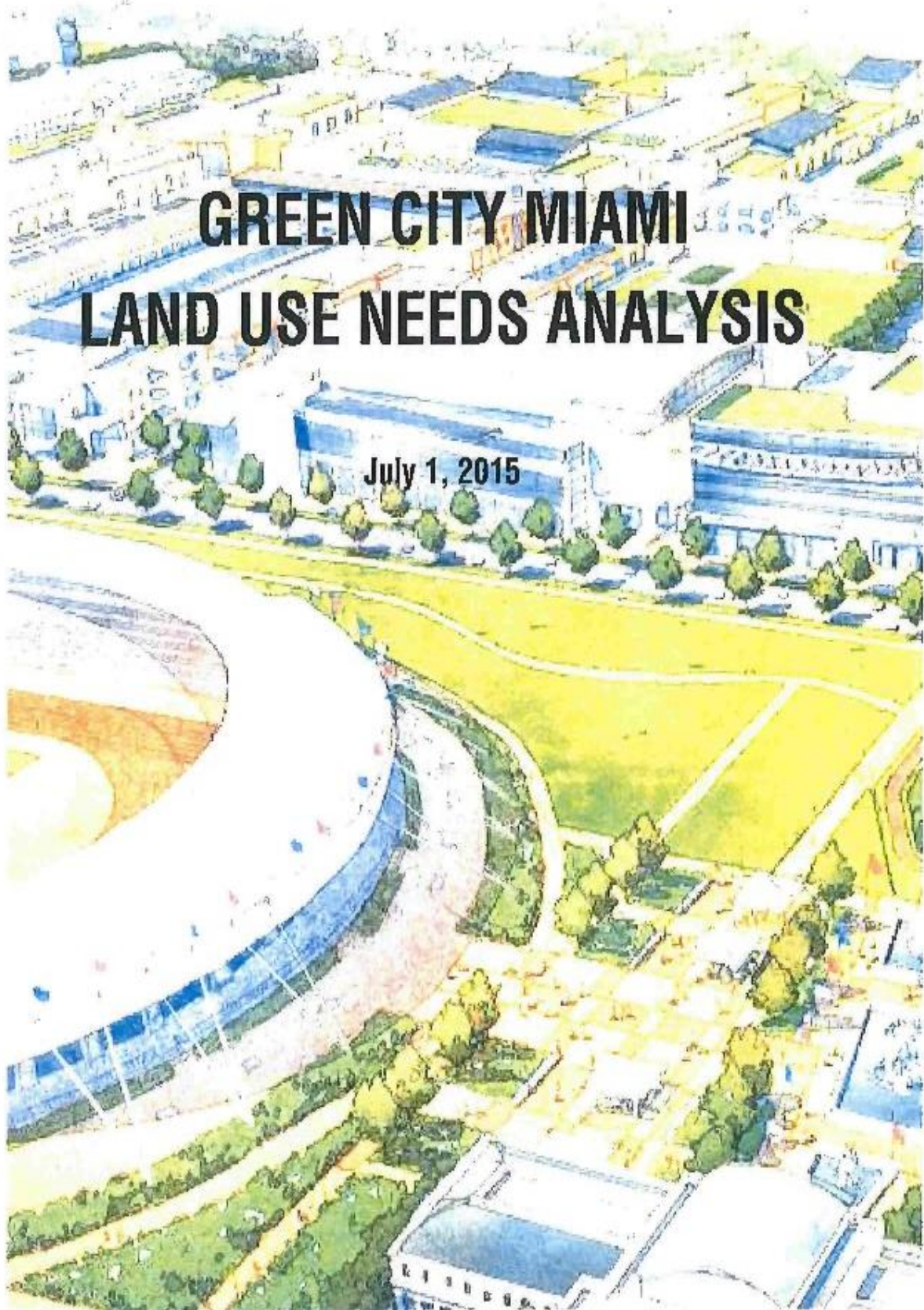
TWENTY-FOUR (24') FOOT WIDE LOTS - LAYOUT DEMONSTRATES A 10 ACRE TRACT WITH 24' FOOT WIDE X 100' FOOT DEEP LOTS. DEMONSTRATES A

APPENDIX G

Applicant's Land Use Need Analysis*

* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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GREEN CITY MIAMI PROPOSED AMENDMENT LAND USE NEEDS ANALYSIS

Prepared for:
Limonar Development, Inc.
Wonderly Holdings, Inc.
Mr. Luis A. Posada
HL Mills Family LLC
Largo Enterprises, LLC
G.C.A.M. Investment Corp.
Section 31 Tract 50 Crop.
Section 31 Tract 19 Corp
Irma Yaffar Trs

Prepared by:
Kenneth B. Metcalf, AICP

STEARNS WEAVER MILLER
WEISSLER ALHADEFF & SITTERSON, P.A.



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1.0 INTRODUCTION

The proposed Green City Miami land use amendment ("**Green City Amendment**") provides a unique opportunity to proactively plan for the long term growth needs of the west Kendall corridor and support the implementation of the *West End* planning and development strategy. The Green City Amendment proposes an innovative, transit oriented village ("**TOV**") that will be unlike any other development along Kendall Drive or the West End area. Located on the north side of Kendall Drive and just east of Krome Avenue (**Attachment "1"**), Green City Miami will encompass 860 acres and achieve the scale and urban character required to function as a dynamic urban center. Miami Green City will be comprised of a major downtown village interconnected with five villages, each with its own unique character, land use mix and functions. Green City will provide:

- a variety of medium to medium-high density multifamily housing options, ranging from townhouses to mid-rise buildings up to fifteen stories;
- new employment opportunities, including a new health and sports village that will complement and create synergy with nearby Baptist Hospital;
- office and industrial workplace uses to address the limited diversity workplaces in the West End;
- regional, community and local shopping as well as services and entertainment;
- professional sports training facilities, local sports facilities and significant recreational open space, which are clustered to provide a protective buffer for the West Wellfield; and
- hydroponic agricultural facilities with comparable production to the existing agricultural land as well as a supporting local farmers market.

The Vision Plan provided as background in the Green City Amendment application provides much more detail on the design and sustainability concept to be incorporated in Green City, which will serve as a model community in Miami-Dade County. The Downtown and five villages are further described below:

MIAMI GREEN CITY	
Downtown (Metropolitan Urban Center)	High urban character with vertical mixed use, medium-high density, retail and office uses in a compact, walkable Downtown setting, forming the core of the Metropolitan Urban Center. The Downtown will be highly active with uses, densities and intensities concentrated to support express transit service that will be enhanced further through a well designed transit hub.
Health and Wellness Village (Community Urban Center)	Specialized cluster of health, sports and wellness related functions, including professional training and practice facilities, community sports facilities, as well as related R&D, medical offices and retail.
Mid-Town	Medium density centered within the property with moderate intensity mix of retail, restaurants, offices, parks and K-12 schools.
East Village	Medium density neighborhoods transitioning to townhouses on the east edge with supporting community-scale shopping, restaurants and parks.
Park Village	Lower density multifamily and townhouse neighborhoods with a mix of neighborhood shopping and low intensity office uses.
The Preserve	Focused on sustainability research with hydroponic agriculture/ supporting activities, alternative energy manufacturing, and lower density multifamily and townhouse neighborhoods with a mix of neighborhood shopping and low intensity offices.

The Green City Amendment incorporates covenants and guidelines to achieve the development program generally described above. The purpose of this analysis is to determine the projected Countywide demand for residential, commercial and

industrial land uses and to determine if the Urban Development Boundary (“**UDB**”) provides sufficient development capacity to accommodate that projected land use demand. Policy LU-8F provides that the UDB should be extended when sufficient capacity is not available to accommodate projected demand through 2025. As this analysis demonstrates, the Green City Amendment is necessary in order to provide sufficient capacity for multifamily demand at densities occurring at 13 units per acre or greater and for those related housing products. In addition, this analysis discusses the broader policy context related to the needs of the South Central Tier and West End that should be carefully considered as Miami-Dade County evaluates the proposed Green City Amendment.

1.1 Proposed Green City Amendment

The Green City Amendment consists of three proposed amendments to the Future Land Use Map (“**FLUM**”) to implement the urban village concept as follows:

- Extend the UDB to encompass the property;
- Change the future land use designation from Agricultural to Green City Miami, which is a new, mixed use land category designed to achieve the benefits of an urban village; and;
- Apply the Metropolitan Urban Center (“**MUC**”) overlay designation over the majority of the acreage within Green City Miami and apply the Community Urban Center (“**CUC**”) designation to the northwest portion of the property to support the Health and Sports Village.

The Miami-Dade County Comprehensive Development Master Plan (“**CDMP**”) includes goals, objectives and policies to control the timing, location and form of growth and development. Several policies work together to direct urban development and supporting urban infrastructure to the geographic area encompassed by the UDB. Policy LU-8F is one of the key policies of the CDMP, and provides that the UDB should be extended to accommodate future urban growth based on projected land use demands. The Green City Amendment does not seek to

change that fundamental concept, but does propose text amendments to refine Policy LU-8F and related development standards to facilitate longer term planning and achieve greater public benefits than achieved by the current CDMP policies. The Green City Amendment also proposes new Policy LU-8J, which establishes a policy framework to encourage TOVs as a model form of development with higher standards for achieving public benefits as discussed in more detail in the text amendment application. Policy LU-8J provides an incentive for land assembly, long term development strategies and phased growth to enable the TOV option at appropriate locations and in accordance with longer term demand projections. The TOV policy is intended to achieve public benefits that are not otherwise achievable to the same degree by smaller-scale, short term projects.

The Green City Amendment anticipates a phased development process expected over the course of approximately twenty years. The Applicant has assembled land within the Urban Expansion Area ("UEA") and coordinated with other land owners within the proposed amendment boundary to plan a highly innovative, mixed use, urban village. This planning approach should be encouraged as an appropriate alternative to single use developments planned on five or ten acres over the course of a few months. To achieve this goal, the 15-year planning timeframe required by Policy LU-8F should be reconsidered. As discussed in the application narrative, Policy LU-8F establishes a 15-year planning horizon (i.e., ten years from adoption of the Evaluation and Appraisal Report ("EAR") plus an additional 5 years) for comparing "UDB Development Capacity" to projected housing demands through the 2025 plan horizon. Based on the seven-year EAR adoption schedule, the next EAR will be completed in 2017 followed by the adopted of EAR based amendments in 2019. This means that the 2025 plan horizon will not be extended until 2019 when only six years of housing development capacity will remain as measured against the 2025 planning horizon. This is the maximum time period, assuming that projected demand is accurate. However, if housing demand is under-projected, then the intended 15-year supply may be exhausted sooner than anticipated, potentially resulting in fewer than five years of remaining development capacity. This obviously does not accommodate long range planning strategies by County staff or the private

market, and does not ensure a stable allocation of housing to meet demands and maintain housing affordability. The Green City Amendment proposes to amend Policy LU-8F to extend the planning horizon to 20 years as calculated during each two year UDB amendment cycle in order to correct this deficiency.

1.2 TOV Benefits

Scale is also an important planning consideration and is directly related to the planning horizon. Policy LU-8F currently encourages smaller scale, incremental development by limiting allocations to time periods as short as five years or less. By comparison, urban villages are larger scale, mixed use communities that are planned and developed over the course of many years. The advantages of scale enable a TOV, such as Green City Miami, to grow and adapt to market changes and the needs of the greater, surrounding community over time. For example, the Health and Wellness Village is planned for major sports training facilities and related health facilities that will also allow for collaboration and synergy with Baptist Hospital. This "agglomeration of economies" is not possible with smaller incremental projects. The TOV scale also provides for a more diverse employment base, allowing for the integration of retail, office, and light industrial uses in proximity to residential uses, rather than as isolated shopping centers or business parks. Green City will be highly walkable, encouraging a healthy lifestyle supported by a transit hub to encourage single car households. Finally, the TOV provides an opportunity for a more inclusive community by allowing for different types of housing products, including workforce housing, and incorporating educational opportunities. All of these advantages are achieved through scale and require a flexible UDB policy to allow for phased development over time.

1.3 Land Use Need

The UDB capacity analysis, often referred to as "land use need," does not explicitly recognize the "need" for mixed use development or for specific development characteristics, although many policies within the CDMP espouse the virtues of

mixed use and require such projects in certain areas, such as MUCs and for projects requiring amendments to the UDB. In terms of the actual need calculations, Policy LU-8F instead addresses the need for housing, commercial and industrial land uses separately. However, Miami-Dade County adopted Policy LU-8H as part of the 2012 EAR-based amendments in order to ensure that proposed amendments to expand the UDB comply with certain minimum criteria, including the requirement for residential development to address the non-residential needs of its residents. While Policy LU-8H necessarily requires projects of a minimum scale to achieve the mix of uses and other criteria set forth in the policy, it does not provide incentives for model developments that would exemplify the type of communities that the CDMP aspires to achieve. Green City Miami embraces those policies through a well-planned, coordinated effort among numerous property owners to assemble lands and create a destination project, which the CDMP attempts to achieve through the MUC designation. In considering land use need, the broader context of the County's policy objectives should be paramount. The TOV policy framework is designed to encourage coordinated planning among property owners on a larger scale, which requires longer term planning. The current 15-year limit set forth in Policy LU-8F inhibits such proactive planning efforts.

It is noteworthy that urban villages are not a new planning and development concept. However, in the suburban market place that dominates most urban areas, including Miami-Dade County, suburban developers typically opt for the safe bet. They build low density, single use subdivisions with perhaps a supporting neighborhood shopping center, or they develop stand alone, commercial or office uses. Rather than undertaking the challenge of assembling land and planning a unique, special place in the community, they instead choose the easier, "less risky" path. Even higher density, more urban developments typically occur as isolated projects. Repeated over and over, these market decisions collectively result in the suburban development pattern that dominates much of Miami-Dade County and the West End. The Green City Amendment proposes the TOV as a new prototype that is appropriate for certain locations where sufficient land can be assembled to achieve planning objectives in a manner not otherwise attainable through incremental,

smaller scale development proposals. It is important to keep this context in the forefront as Miami-Dade County considers the fundamental choice between past development patterns and the opportunity and benefits of Green City Miami.

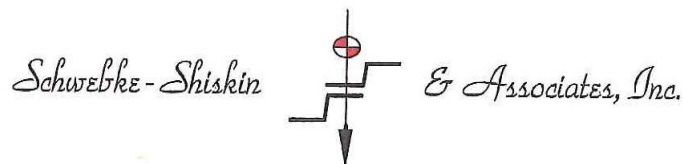
Government policies are necessary to ensure that development occurs in an appropriate manner, and such policies strongly influence the decision making process undertaken by developers. Put another way, land use and development occur as a function of both government policies and how the marketplace responds to those policies. Developers must show lending institutions that proposed development plans will generate reasonable, anticipated profits in the market place and are achievable based on government policies and regulations. For this reason, most developers plan relatively short term projects on relatively smaller sites. This incremental approach is generally viewed as less risky for the developer as compared to assembling land and planning for a longer term development project on a larger development site that can yield substantially greater public benefits. Green City Miami has been planned from the long term perspective. The applicant has assembled lands within the Urban Expansion Area and coordinated with other landowners to plan and design a model community that is well balanced, but that also considers the broader context of nearby uses, such as Baptist Hospital, as well as those of the West End. If the CDMP does not provide the flexibility for private landowners to coordinate and assemble land to master plan excellent projects, then Miami-Dade County will reinforce the message that conventional, single use, suburban development is the appropriate path for developers. The UDB is the primary policy tool for directing urban growth and must work to promote the achievement of the CDMP objectives rather than inhibiting their implementation. The following analysis presents the population projections, projected land use demands and UDB capacity with this context in mind. The Appendix includes a review of the CDMP policies that support the Green City Amendment.

APPENDIX H

Applicant's Green City Miami Water, Sewer and FP&L Utility Study

* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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Principals
Hernando J. Navas, P.E.
Mark S. Johnson, P.S.M.

Of Council
Alfonso C. Tello, P.E., P.S.M.

Civil Engineers - Land Planners - Surveyors
3240 Corporate Way • Miramar, Florida 33025
Phone: (954) 435-7010 • Fax: (954) 438-3288

Luis F. Leon, P.E.
Alberto A. Mora, P.E.
John C. Tello, P.E.
Michael D. Gonzalez, P.E.
Ronald A. Fritz, P.S.M.
Jose G. Hernandez, P.S.M.
Michael J. Alley, P.S.M.
Emilio E. Lufrio, P.S.M.

GREEN CITY MIAMI

WATER, SEWER AND FP&L UTILITY STUDY

Prepared By:

Schwebke-Shiskin & Associates, Inc. (EB #87)



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INTRODUCTION
SECTION 1

I. Introduction

The Green City Miami project is a proposed major mixed-use development that will encompass approximately 860 Acres of Southwest Miami Dade County. The project is bounded by SW 167th Avenue to the East, by Krome Avenue to the West, by SW 64th Street on the North, and by Kendall Drive on the South (see Site Location Map).

The master plan for the project will consist of six district neighborhoods:

- Downtown located off Kendall Drive with high density mixed-use residential
- Mid-Town located in the center with medium density
- Eastside Village
- The Preserve
- Park Village located off 64th Street with low density
- Sport Village

See Table 1 below for a project summary.

Table 1:
Project Summary

Occupancy	Units	Floor Area (SF)
Retail	-----	1,362,000
Office	-----	925,000
Industrial	-----	350,000
Governmental	-----	150,000
Institutional	-----	225,000
Hotel	-----	500,000
Residential	11,401	-----

3,512,000

LOCATION MAP
SECTION 2

GREEN CITY MIAMI

MIAMI DADE COUNTY, FLORIDA



LOCATION MAP

SEC. 39-TWP. 54-RNG. 41

prepared by

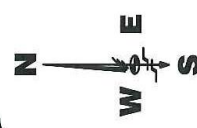
SCHWEBKE-SHISKIN & ASSOCIATES, INC.

3240 CORPORATE WAY, MIRAMAR, FL. 33025

LAND PLANNERS - ENGINEERS - LAND SURVEYORS (LB & CA#87)

TEL: (305)652-7010

FAX: (305)652-8284



SCALE: N.T.S.

WATER DISTRIBUTION SYSTEM
SECTION 3

III. Water Distribution System

A summary of the water mains owned and operated by the Miami-Dade Water and Sewer Department (MDWASD) in the vicinity of the project is shown in Table 2 below. Please also refer to Appendix A for reference.

Table 2:
Existing Water Mains

Location	Between	Water Main
Kendal Drive	SW 167th Ave to 1300 LF East of Krome Ave	24"
SW 167th Ave.	Kendal Drive to SW 64th Street	16"
Sunset Drive	SW 167th Ave to SW 172nd Ave	16"
SW 172nd Ave	Sunset Drive to approximately SW 66th Street	16"

MDWASD will likely require the project to construct offsite water mains to complete a closed loop system around the boundary of the project. The projected offsite water main requirements are depicted in Table 3 below.

In addition to the offsite water main requirements, the project will be required to install onsite water mains looped within the project. MDWASD criteria requires 12" water main along the frontage of all commercial developments and 8" water mains along the frontage of residential developments.

The Fire Code requires fire hydrants to be located no more than 300 feet from proposed buildings or structures for Commercial areas and multi-family residential areas. The code also requires that there be no more than 300 feet between fire hydrants along the frontage of the property, as measured along the water main. Final determination of fire hydrants, water meters, backflow preventers and Siamese connections will need to be determined and approved when a final site plan is prepared.

Table 3:
Potential Water Main Requirements

Roadway	Potential Requirement
Kendall Drive	Construct 1,300 L.F. of 24" Water Main from Existing 24" plug to Krome Avenue
Krome Avenue	Construct 6,200 L.F. of 16" Water Main from Kendal Drive to SW 64th Street
SW 64th Street	Construct 5,300 L.F. of 12" Water Main from Krome Avenue to SW 167th Avenue
Sunset Drive	Construct 2,650 L.F. of 24" Water Main from Krome Avenue to SW 172th Avenue
SW 172nd Avenue	Construct 600 L.F. of 16" Water Main from Existing 16" plug to SW 64th Street

SANITARY SEWER COLLECTION SYSTEM
SECTION 4

IV. Sanitary Sewer Collection System

A summary of the existing sanitary sewer mains adjacent to the property are shown in Table 4 below. Appendix B provides a graphical representation for reference.

Table 4:
Existing Sanitary Sewer Force Mains

Location	Between	Sewer Main
Krome Avenue	SW 64th Street and Sunset Drive	30"
Sunset Drive	Krome Avenue to SW 167th Avenue	30"
SW 167th Avenue	Sunset Drive to Kendal Drive	30"
Kendal Avenue	SW 177th Avenue to SW 167th Avenue	16"

The existing sanitary sewer force mains adjacent to the property and the downstream pump station are not under moratorium at this time and there is no restriction to sanitary sewer in flows. Please see Appendix C for reference. It should be noted, due to the size of the project, a meeting with members of Miami Dade County and MDWASD is needed to confirm capacity.

The project will require onsite gravity sanitary sewer mains with onsite public lift stations and force mains to convey the sanitary sewer effluent to the existing force mains indicated in Table 4. At this time we estimate the construction of at least six sanitary sewer lift stations to serve the project. This calculation is based on MDWASD requirement of one lift station per quarter section of land; site plan constraints and proposed land use could increase the number of lift stations.

Onsite gravity sewer mains will be required throughout the development and will range in size from 8" to 12" mains. Sanitary sewer manholes will be required at all proposed bends with no more than 400 feet of separation measured along the main.

A request for a letter of Sanitary Sewage Capacity Certification must be submitted to the Miami-Dade County DERM Water & Wastewater Section during building permitting phase of the project in order to reserve the necessary allocation for the proposed development. Below, in Table 5, are the estimated water and sewer flow generate rates per Miami-Dade Water and Sewer Department's schedule of daily rates. Further coordination with MDWASD is recommended.

Table 5:
Estimated Water and Sewer Flow Generation
 (Per MDWASD Schedule of Daily Rates)

Type of Occupancy	Quantity (Units or SF)	Usage Rate	Total Average Daily Flow (GPF)	% of Daily Flow
Retail	1,362,000 SF	10 GDP/100 SF	136,200	0.69%
Office	925,000 SF	5 GPD/100 SF	46,250	2.34%
Industrial - Wet	350,000 SF	20 GPD/100 SF	70,000	3.54%
Governmental – County Office	150,000 SF	5 GPD/100 SF	7,500	0.38%
Institutional - School	225,000 SF	12 GPD/100 SF	27,000	1.36%
Hotel	650 Units	100 GPD/Unit	65,000	3.28%
Residential – Mixed-Use	8,541 Units	150 GPD/Unit	1,267,650	64.04%
Residential – Multi-Family	1,080 Units	150 GPD/Unit	162,000	8.18%
Residential - Townhouse	1,780 Units	180 GPD/Unit	320,400	16.19%

FP&L
SECTION 5

Florida Power & Light (FP&L)

Schwebke-Shiskin & Associates, Inc. held a meeting with Jose Palomo and Monica Munoz from FP&L's Major Projects & Construction Services Department to discuss the power and infrastructure needs of the Green City Miami project.

It is assumed that this project will be built out in phases, beginning with the Southeast corner of the project, nearest Kendall Drive. This will allow FP&L to provide power to the project off existing infrastructure and transmission lines while additional infrastructure and a sub-station are added. FP&L anticipates that there will be an eventual need to build a new sub-station to meet all the energy demands of this new development. The new sub-station will need approximately 3-5 acres of land to either be purchased by or donated to FP&L for power generation. This new sub-station would take about 3-4 years to build.

It was decided that once the County Commission approved the application to move the Urban Development Boundary line, Schwebke-Shiskin would contact Jose at FP&L to have another meeting to discuss this project again in greater detail. However, in the meantime, FP&L did provide a letter stating their willingness of and capability to provide Green City Miami with electrical power. This letter is attached in the Appendix D.

APPENDIX I

Hydrological Study*

* Excerpted pages are enclosed herein. The complete report is accessible on the Department of Regulatory and Economic Resources website at: <http://www.miamidade.gov/planning/cdmp-amendment-cycles.asp>

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**HYDROLOGICAL STUDY
OF THE 859 ACRE
LIMONAR DEVELOPMENT / WONDERLY HOLDINGS
PARCEL PROPOSED FOR INCLUSION IN THE
MIAMI-DADE COUNTY URBAN DEVELOPMENT BOUNDARY
SECTIONS 30 & 31, TOWNSHIP 54 SOUTH, RANGE 39 EAST
MIAMI-DADE FLORIDA**

PREPARED FOR:

**LIMONAR DEVELOPMENT AND WONDERLY HOLDINGS
C/O FRANCISCO PINES, ESQ.
3301 PONCE DE LEON BOULEVARD
SUITE 220
CORAL GABLES, FLORIDA 33134**

PREPARED BY:

**CRB GEOLOGICAL & ENVIRONMENTAL SERVICES, INC.
8744 S.W. 133RD STREET
MIAMI, FLORIDA 33176
(305) 447-9777**

JUNE 25, 2014

INTRODUCTION

CRB Geological & Environmental Services, Inc. (CRB) was retained by Limonar Development and Wonderly Holdings to evaluate historical hydrologic conditions at a 859 – acre parcel of land located within Sections 30 and 31, Township 54 South, Range 39 East (the Site). The purpose was to evaluate the findings of this study within the framework of wetland hydrologic constraints and to determine whether or not Site hydrology favors and supports wetland conditions. The location of the Site is shown in Figure 1.

The evaluation of hydrological conditions at the Site consisted of assembling, analyzing and interpreting historical data to more or less the present day from a) existing wells installed and monitored by the United States Geological Survey (USGS), b) piezometers installed and monitored by CRB, c) West Well Field (WWF) pumping records maintained by the Miami-Dade Water and Sewer Department (MDWSD), d) canal stage data in the vicinity of the Site maintained by the South Florida Water Management District (SFWMD) and rainfall data in the vicinity of the Site maintained by SFWMD.

SITE DESCRIPTION

The subject property is located in central Miami-Dade County and comprises approximately 859 acres of land that is primarily used as agricultural land since the 1970s. The WWF is situated in the central-northern portion of the Site and has been actively extracting groundwater since 1994 from three (3) production wells (W-29, W-30, and W-31).

SITE HYDROGEOLOGY

Highly permeable limestone of the Miami, Fort Thompson, Tamiami formations comprise the Biscayne aquifer at the Site (Fish and Stewart 1991). These limestones have very high hydraulic conductivities of up to 20,000 ft/day and are characterized by large scale vuggy and in some instances cavernous porosities. Land surface within the site area generally ranges between approximately 5 to 8 feet above sea level with an average of 6.3 feet.

The groundwater table elevation at the site fluctuates primarily in response to a) rainfall in the short-term (hours to days), and cyclical, seasonal rain variability in the intermediate-term (months to years). The long-term groundwater elevation variability and trends at the Site are the targets of this study.

DATA SOURCES

In order to evaluate long-term hydrological trends and their causes at the Site, several data sources were consulted. The sources were evaluated individually and collectively as to their appropriateness and applicability in characterizing the long-term hydrologic variability and suitability for determining and evaluating the causes for the observed changes through time.

USGS MONITORING WELL NETWORK

The USGS maintains a nationwide network of groundwater monitoring stations. There are several USGS groundwater monitoring wells located within the boundaries of the Site that were used in this study. Data available from these stations consist of periodic measurements of groundwater elevations (hourly, daily) relative to 29 NGVD, generally over the last 20 years or so. In that regard these data are well suited to document long-term hydrologic changes at the Site. USGS wells used for this study are identified as G-3552, G3553, G-3554, G-3556, and G-3560. Their locations are shown in Figure 2.

WEST WELL FIELD PUMPING RECORDS

The WWF started operation (groundwater extraction) in 1994. Extraction of groundwater occurs via three extraction wells (W-29, W-30, W-31). Their locations are shown in Figure 2. The combined design rated capacity for the WWF is 16 million gallons per day (MGD). Production data were obtained from the Miami-Dade Water and Sewer Department (MDWSD) several years ago and span the period between January 1994 and February 2011. Attempts were made to obtain more recent data (i.e. 2011 through the present day), however, for some reason requests were not honored by the MDWSD citing security reasons and non-availability of data in electronic digital format.

CANAL STAGE DATA

Water levels in South Florida are managed by the SFWMD via a large number of drainage canals and an extensive network of water control structures that are being carefully managed and monitored. The monitoring data consist, among other parameters, of water elevation in various segments of canals separated by control structures. Discharge of water through this network of canals facilitated by the operation of control structures has a direct and profound effect on the groundwater elevations throughout large areas of Miami-Dade County. A major canal, the Tamiami Canal, is located approximately 3.8 miles to the north of the Site. Another major canal is the L-31N canal. It is located approximately 1 mile to the west of the Site.

Long-term stage data from canal stage monitoring stations S336T, 2290766, and 2290767 (Figure 3) were obtained and evaluated for purposes of documenting any long-term groundwater elevation trends that could be attributed to area wide water level control strategies.

RAINFALL DATA

Where infiltration rates are high, and groundwater is relatively close to the ground surface, rainfall has an almost instantaneous effect on groundwater levels. Rainfall data collected by the SFWMD in the vicinity of the Site (station S336-R) (Figure 4) and other historical rainfall data were analyzed as to the effects that precipitation has on observed groundwater fluctuations in order to be better able to qualify groundwater elevation fluctuations and trends, and distinguish between potential causes for the observed fluctuations.

CRB PIEZOMETERS

CRB installed piezometers A through H at various locations (Figure 5) to monitor groundwater elevations at the Site and document any potential effects of the West Well field on groundwater elevations at the Site. Dedicated data loggers were installed in all piezometers with one data logger dedicated to monitor barometric pressure for compensation purposes during data analysis. Data from these piezometers span from 2011 through 2014.

GROUND SURFACE ELEVATION

A site elevation survey was conducted by CH Perez & Associates, Inc. in 2011. Two hundred and forty two (242) elevations were surveyed throughout the Site on an irregular grid. Figure 6 is a depiction of the Site's topography based on this survey and includes locations and elevations of all survey points. An average ground surface height of 6.3 feet 29 NGVD was calculated from the elevation data generated by CH Perez & Associates. Verbal communications with Mr. Steve Carney have indicated that the county may have data indicating an average land surface of 6.5 feet which would further reduce the likelihood of wetland hydrology. For this study, the more conservative elevation of 6.3 feet 29NGVD was used.

GROUNDWATER ELEVATIONS

Groundwater in south Florida is relatively flat with a mild easterly to southeasterly regional gradient. The groundwater gradient at the Site generally follows the regional gradient with higher groundwater elevations to the west, supported / recharged by the L-31N canal. The groundwater gradient is periodically masked by overprints of localized precipitation events and groundwater withdrawal associated with West Well Field. Figure 7 shows pumping rates at WWF to have been ranging from about 300 to 500 million gallons per month or approximately 10 to 16 million gallons per day (MGD). Precipitation by far exerts the most dominant influence on short term groundwater fluctuations and can completely mask the effects of groundwater withdrawal associated with the well field as shown in Figure 8. As can be seen in this figure, an increase in water production from below 100 MGM to 500 MGM within the time period of February 1997 to April 1997 had no apparent effect on groundwater elevations recorded in G-3553. Precipitation, events on the other hand, are directly linked to marked groundwater fluctuation and can be seen to directly cause a significant groundwater level rise while pumping is at its peak (May 1997 to August 1997).

Long-term groundwater elevation data are available from USGS wells at the Site, generally from 1994 to the present. Data are reported for the most part as daily maximum readings obtained from hourly recorded values. In some cases, hourly recorded values are available as well.

Data collected by CRB through a network of piezometers shows the well field to have a relatively subtle influence on groundwater levels. Cross sections of groundwater elevations from west to east, show the effect of water withdrawal from three production wells on water levels as the presence of a shallow cone of depression which is partially depicted in Figure 9. This shallow configuration of the cone of depression is consistent with very high hydraulic conductivities at the Site of approximately 20,000 ft/day (Figure 10) (Brakefield *et. al.*, 2013). From the piezometers C, B, A, and H, along a west-east transect, the cone of depression in the upgradient as well as downgradient directions associated with the West Well Field water extraction was estimated and is shown in Figure 11. The greatest groundwater depression associated with the West Well Field can be expected east of the well field center line i.e. in the downgradient direction and was estimated at approximately one-half (0.5) feet at a distance of approximately 500 feet from the well field. The drawdown observed in CRB piezometers and resulting from well field pumping appears to be somewhat less than previously modeled results.

Over the period of available data, ground water elevations across the Site have dropped perceptibly. Anecdotal evidence from interviews with farmers farming the Site support the notion that groundwater levels are significantly lower today than they were in the past.

Figures 12 through 14 contain hydrographs from USGS wells G-3552, G-3553, and G-3554, respectively. The average drop in ground water levels during the period of monitoring (i.e. from 1994 to present) was obtained by fitting a linear regression lines to the data. The magnitude in ground water elevation drop ranged from 0.74 feet to 0.81 feet. USGS well G-3560 which is at the southern boundary of the Site, adjacent to Kendall Drive, and is much farther removed from any potential influence to the well field shows a decline in groundwater elevation (-0.75 ft) over the same time (Figure 15) within the range of the other three wells discussed above.

When comparing groundwater elevations within the monitoring period during dry and wet seasons, one finds very similar trends. Figure 16 depicts average groundwater elevations during wet and dry seasons and shows the rates of decline to be almost identical.

LOWERING OF REGIONAL GROUNDWATER

Water elevation data in drainage canals maintained by the SFWMD are available for similar time periods as groundwater data in wells maintained by the USGS. Regional groundwater elevations are controlled to a predominant degree by maintaining drainage canal stages in the area through the operation of control structures that either allow water to pass and be discharged further downstream, thus lowering groundwater tables, or hold water back to raise groundwater levels. Groundwater levels at the Site and surrounding areas are subject to canal stages maintained by the SFWMD in the Tamiami Canal that runs west to east, north of the Site and the L-31N canal that runs north to south, west of the site. As the Tamiami canal is further from the site, data from two canal gauge stations along L-31N (02290766 and 02290767) were chosen for evaluation in order to gain a better understanding of long-term groundwater trends exhibited at the Site. Figure 17 shows hydrographs for L-31N stations 02290766 and 02290767, approximately one mile west of the Site. Short-term fluctuation in water elevation recorded at these two station are primarily related to precipitation in and around the area of the stations and are similar in character to fluctuations observed in hydrographs from monitoring wells. Evaluation of the long-term water elevation in L-31N canal reveals a lowering of canal stage of over 0.5 feet over the last 20 years.

Long-term groundwater lowering recorded in USGS monitoring wells at the Site to lowering of water levels in canal L-31N reveal similar trends. However, groundwater lowering in the USGS wells 3552 and 3553 occurred over the last 20 years a rate that is greater than the rate of water level lowering in L-31N. Consequently, the difference between water levels in L-31N and groundwater levels (G-3552 and G-3553) at the Site from 1994 to the present time has increased by an average of 0.26 feet. Figure 18 depicts hydrographs for station 02290767 and USGS wells G-3552 and G-3553 showing lowering trends in water elevations in both systems, albeit at varying rates. It can be concluded therefore that the long-term lowering of the groundwater table at the Site of approximately 0.8 feet over the past two decades is a composite result of the lowering of canal stages and the consequent decrease in recharge to the groundwater at the Site and the extraction of groundwater at West Well Field. According to Figure 18, it appears that two thirds of the overall decline in groundwater elevation at the Site is attributable to lower water

tables maintained in the canal system in the vicinity of the Site and the remaining one third to the extraction of groundwater from the Site by the well field.

RAINFALL

Long-term trends in rainfall in south Florida in general and in Miami specifically do not appear to be consistent with lowering groundwater table at the Site. Rainfall over the last twenty years appears to have been fairly steady with a distinct increase in yearly precipitation over the last ten years (Figure 19). Similar trends can be seen in the data from station S 336-R. It would appear therefore that the decline documented in groundwater levels at the Site over the past two decades are not related to rainfall variability.

WETLAND HYDROLOGY

Pursuant to chapter 62-340.550 for the Florida Administrative Code, wetland delineation may be refuted by reliable, long-term hydrologic records that can reasonably show the possible loss of wetland function through excessive drainage. Of specific interest are the terms “inundation” and “saturation” employed by the regulation. Inundation is defined as “...a condition in which water from any source regularly and periodically covers a land surface”. The term saturation is defined as “...a water table six inches or less from the soil surface for soils with a permeability equal to or greater than six inches per hour in all layers within the upper 12 inches, or a water table 12 inches or less from the soil surface for soils with a permeability less than six inches per hour in any layer within the upper 12 inches”. As no permeability data are available for the soils at the Site, for purposes of this study, the more conservative case of a water table 12 inches or less from the land surface was used as the criterion for the presence of saturation that under certain conditions would indicate wetland hydrology. It could well be that upon determining permeability at the Site, the less stringent case of 6 inches could be applied.

Hydrologic data suitable to determine that an inundation (flooding) or saturation conditions exist would be any accepted methodology applied to data collection that with reasonable accuracy and precision can determine absolute elevation of ground water and compare it to the absolute elevation of the land surface. If the ground water elevation exceeds the elevation of the land, a

condition of inundation would exist. Likewise, if groundwater levels rose to within twelve inches of the land surface, a condition of saturation would exist. Chapter 62-340 F.A.C. further defines hydrology consistent with the presence of wetlands or wetland function by a condition of inundation lasting at least seven consecutive days or saturation lasting at least twenty consecutive days during conditions which represent long-term hydrologic conditions.

In order to evaluate the presence or absence of hydrology consistent with wetland conditions as defined in chapter 62-340 F.A.C. inundation conditions and saturation conditions over the last two decades were analyzed. The gradual decline in water elevations at the Site documented through long-term ground water elevation monitoring discussed under previous headings indicates at least a decline in wetland function if not the absence of wetland hydrology entirely. USGS monitoring well G3560 specifically was chosen for this purpose because it is farthest from the well field and therefore is likely to exhibit the least influence of water extraction at the well field.

Groundwater levels from years 1995 through 1999, representing the earliest five years of available groundwater elevation data were compared to years 2010 through 2014, representing the most recent five years of data. Daily maximum groundwater elevations within the period of each year were searched for conditions during which saturation and inundation occurred. The frequency and chronology of these occurrences during each of the studied years are represented in Figures 20 through 24 (1995 through 1999) and Figures 25 through 29 (2010 through 2014). Only days that exceeded the saturation criterion are shown in these figures.

During the time period 1995 through 1999 saturation occurred during 582 days compared to 160 days during 2010 through 2014. Inundation occurred during 57 days during the earlier period as compared to 4 days during the later period. Furthermore, hydrology consistent with the presence of wetlands or wetland function was documented by a condition of inundation lasting at least seven consecutive days or saturation lasting at least twenty consecutive days during four out of the five years during the time period 1995 through 1999 (Figures 20, 21, 22, and 24).

Conversely, during the period 2010 through 2014 hydrology consistent with the presence of wetlands or wetland function never occurred. This profound difference in hydrology at the Site

documented over the last 20 years strongly suggests the loss of at least significant wetland function.

CONCLUSION

This study shows that there have been significant and profound changes in hydrology at the Site over the last two decades that have resulted in at least considerable loss of wetland function. We feel that the data used in this study are consistent with the regulatory intent and meaning of conditions that represent long-term hydrologic conditions for the study of wetland hydrology as expressed in chapter 62-340 F.A.C., and that further study and data analysis to support the findings to date show considerable promise in further evaluating the existence of wetlands over large portions of the Site. It seems to us prudent and worthwhile based on the promising results of this preliminary study to meet with the regulatory agency in order to agree upon specific requirements and expectations for the further development of hydrological documentation in support of the findings presented herein.

APPENDIX J

Fiscal Impact Analysis

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Fiscal Impacts On Infrastructure and Services

On October 23, 2001, the Board of County Commissioners adopted Ordinance No. 01-163 requiring the review procedures for amendments to the Comprehensive Development Master Plan (CDMP) to include a written evaluation of fiscal impacts for any proposed land use change. The following is a fiscal evaluation of Application No. 7 of the May 2015 Cycle Applications to amend the CDMP from County departments and agencies responsible for supplying and maintaining infrastructure and services relevant to the CDMP. The evaluation estimates the incremental and cumulative costs of the required infrastructure and service, and the extent to which the costs will be borne by the property owner(s) or will require general taxpayer support and includes an estimate of that support.

The agencies use various methodologies for their calculations. The agencies rely on a variety of sources for revenue, such as, property taxes, impact fees, connection fees, user fees, gas taxes, taxing districts, general fund contribution, federal and state grants, federal funds, etc. Certain variables, such as property use, location, number of dwelling units, and type of units were considered by the service agencies in developing their cost estimates.

Solid Waste Services

This application is a proposed standard amendment to the CDMP Land Use Element text, the adopted 2020 and 2030 Land Use Plan map, and the Transportation Element map series to establish a new land use category into the CDMP to facilitate the development of 11,401 residential units and over 3.3 million square feet of non-residential development. The site of the proposed development is located outside the County's Urban Development Boundary (UDB) between SW 64th Street and SW 88th Street (Kendall Drive), and between SW 177th Avenue (Krome Avenue) and SW 167th Avenue. The property is approximately 859 gross (831.4 net) acres in size. The current land use designation on the site is "Agriculture" and "Institutions, Utilities and Communications". The proposed new land use category is Green City Miami.

The Green City Miami application proposes the development of 1,780 single family attached residential units on the subject property. Any new development in Miami-Dade County that includes residential units will become part of the Waste Collection Service Area (WCSA) per County Code Section 15-13, County collection of solid waste. The waste collection and disposal fees will cover all associated costs.

The Green City Miami application proposes the development of 9,621 multi-family residential units along with the development of retail, office, industrial, college level institutional, elementary middle and high schools, government buildings, technical schools and public services, hotels and two stadiums. The aforementioned uses will likely result in development of commercial establishments per Chapter 15 of the County Code. The PWWM does not actively compete for multi-family or non-residential waste collection service such as commercial, business, office, and industrial services at this time. Waste collection services will most likely be provided by a private waste hauler.

Level of Service Standard

The adopted level of service standard (LOS) for the County Public Works and Waste Management System is as follows: to maintain sufficient waste disposal capacity to accommodate waste flows committed to the System through long term contracts or interlocal agreements with municipalities

and private waste haulers, and anticipated uncommitted waste flows, for a period of five (5) years. As of FY 2014-15, the PWWM is in compliance with this standard, meaning that there is adequate disposal capacity to meet projected growth in demand, inclusive of the subject application, which is not anticipated to have a negative impact on disposal service.

Concurrency

Since the Public Works and Waste Management Department (PWWM) assesses solid waste disposal capacity on a system-wide basis, in part, on existing waste delivery commitments from both the private and public sectors, it is not possible or necessary to make determinations concerning the adequacy of solid waste disposal facilities relative to each individual application. Instead, the PWWM issues a periodic assessment of the County's status in terms of 'concurrency'; that is, the ability to maintain a minimum of five (5) years of waste disposal capacity system-wide. The County is committed to maintaining this level in compliance with Chapter 163, Part II F.S.

Residential Collection and Disposal Service

Currently, the household waste collection fee is \$439 per residential unit, which also covers costs for waste disposal, bulky waste pick up, illegal dumping clean-up, trash and recycling center operations, curbside recycling, home chemical collection centers, and code enforcement.

Waste Disposal Capacity and Service

The cost of providing disposal capacity for Solid Waste Collection Service Area (WCSA) customers, municipalities and private haulers is paid for by System users. In FY 2014-15, the PWWM charges a contract disposal rate of \$66.34 per ton to PWWM Collections and those private haulers and municipalities with long-term disposal agreements. The short-term disposal rate is \$87.47 per ton in FY 2014-2015.

These rates adjust annually with the Consumer Price Index, South Region. In addition, the PWWM charges a Disposal Facility Fee to private haulers equal to 15 percent of their annual gross receipts, which is used to ensure availability of disposal capacity in the System. Landfill closure, remediation and long-term care are funded by a portion of the Utility Service Fee charged to all customers of the County's Water and Sewer Department.

Water and Sewer

The Miami-Dade County Water and Sewer Department (WASD) provides for the majority of water and sewer service needs throughout the county. The cost estimates provided herein are preliminary and final project costs will vary from these estimates. The final costs for the project and resulting feasibility will depend on the actual labor and materials costs, competitive market conditions, final project scope implementation schedule, continuity of personnel and other variable factors. The water impact fee was calculated at a rate of \$1.39 per gallon per day (gpd), and the sewer impact fee was calculated at a rate of \$5.60 per gpd. The annual operations and maintenance cost was based on \$1.3766 per 1,000 gallons for water and \$1.7267 per 1,000 gallons for sewer.

The applicant proposes to develop on the application site with approximately 1,780 townhomes and 9,621 multi-family units, 1,362,000 square feet (sq. ft.) of retail, 590 sq. ft. of office, 350 sq. ft. of industrial, 375,000 sq. ft. of college level institutional, elementary middle and high schools, 100,000 sq. ft. of government buildings, technical schools and public services, 930 hotel rooms and two stadiums with an estimated capacity total of 10,000 seats. If the application site is developed with the uses at the stated densities and intensities, the water connection charges is

estimated at \$3,500,180; the sewer connection charges is estimated at \$12,107,200; and the connection fees is estimated at \$39,000. The annual operating and maintenance cost is estimated at \$2,448,907.

The cost of installing the required 15,840 linear feet of 12-inch water main to connect to the County's regional water system is estimated at \$2,851,200. The cost of installing the required 5,950 linear feet of 16-inch water main is estimated at \$1,249,500. The cost of installing the required 6,609 linear feet of 24-inch water main is estimated at \$102,400. The cost of installing the required 7,920 linear feet of 8-inch sewer force main is estimated at \$1,227,600. The cost to install the required 6 public pump stations is estimated at \$4,500,000. The total potential cost for connecting to the regional water and sewer system including engineering fees (10%) and contingency fees (15%) is estimated at \$3,263,068.

Flood Protection

The Miami-Dade County Division of Environmental and Resources Management (DERM) is responsible for the enforcement of current stormwater management and disposal regulations. These regulations require that all new development provide full on-site retention of the stormwater runoff generated by the development. The drainage systems serving new developments are not allowed to impact existing or proposed public stormwater disposal systems, or to impact adjacent properties. The County is not responsible for providing flood protection to private properties, although it is the County's responsibility to ensure and verify that said protection has been incorporated in the plans for each proposed development. The above noted determinations are predicated upon the provisions of Chapter 46, Section 4611.1 of the South Florida Building Code; Section 24-58.3(G) of the Code of Miami-Dade County, Florida; Chapter 40E-40 Florida Administrative Code, Basis of Review South Florida Water Management District (SFWMD); and Section D4 Part 2 of the Public Works Manual of Miami-Dade County. All these legal provisions emphasize the requirement for full on-site retention of stormwater as a post development condition for all proposed commercial, industrial, and residential subdivisions.

Additionally, DERM staff notes that new development, within the urbanized area of the County, is assessed a stormwater utility fee. This fee commensurate with the percentage of impervious area of each parcel of land, and is assessed pursuant to the requirements of Section 24-61, Article IV, of the Code of Miami-Dade County. Finally, according to the same Code Section, the proceedings may only be utilized for the maintenance and improvement of public storm drainage systems.

Based upon the above noted considerations, it is the opinion of DERM that Ordinance No. 01-163 will not change, reverse, or affect these factual requirements.

Public Schools

This application, if approved, may increase the student population of the schools serving the application site by an additional 3,551 students – this number reflects an impact reduction of 22.36% for charter and magnet schools (schools of choice). The average cost for K-12 grade students amounts to \$9,337 per student. Of the 3,551 students, 1,481 will attend elementary schools, 903 will attend middle schools and 1,167 will attend senior high schools. The total annual operating cost for additional students residing in this development, if approved, would total \$33,155,687. The students will be assigned to those schools identified in the "Concurrency Service Area (CSA) Schools" table below. At this time, the elementary, middle and senior high schools do not have sufficient capacity available to serve the application (there is a shortfall of

840 seats for elementary schools, 73 seats for middle schools and 535 seats for senior high schools). However, a final determination of Public School Concurrency and capacity reservation will only be made at the time of approval of final plat, site plan or functional equivalent.

Fire Rescue

This application seeks to amend the Land Use Element, in order to create the "Green City Miami" Land Use category; to amend the CDMP Land Use Plan map in order to change the land use designation of the application site from "Agriculture" to "Green City Miami"; expand the Urban Development Boundary (UDB) to include the application site; and amend the CDMP Land Use Plan map for the designation of a new Metropolitan Urban Center and Community Urban Center.

The application area is comprised of approximate 859 acres of land lying west of SW 167 Avenue and east of SW 177 Avenue (Krome Avenue), between SW 64 Street and SW 88 Street (Kendall Drive).

As part of the application, an excerpt showing the basics of the development program was provided reflecting the following; 11,401 dwelling units, 1,362,000 sq. ft. of business and retail, 925,000 sq. ft. of office space, 350,000 sq. ft. of industrial space, 375,000 sq. ft. of educational facility space, 100,000 sq. ft. of government building and public service space, a 660 room hotel, and two stadiums.

The current CDMP land use designation ("Agriculture" and "Institutional, Utilities & Communication") will allow a potential development which will generate a total of 45 annual alarms. The proposed CDMP designation ("Green City Miami") will allow a proposed potential development, which is anticipated to generate approximately 4,000 annual alarms. The approximate 4,000 annual alarms will result in a significantly severe impact to existing fire rescue service.

Although fire and rescue service in the vicinity of the application site is currently adequate, the approximate 4,000 annual alarms will severely impact existing fire rescue service. Even though MDRF recognizes that the project will have a long term build-out that will minimize immediate impact to existing fire rescue facilities, it is pertinent that an approximate two (2) acre parcel of land for the construction of a new fire rescue station be identified prior to action by the Board of County Commissioners. A new fire rescue station in the vicinity of the application area will allow MDRF to meet the increased demand for fire and rescue service resulting from the total build-out of the development.

In summary, the number of annual alarms forecasted for this project upon build-out, along with the anticipated congested roadways within the area, will generate a substantial impact on existing fire rescue service. Under provisions of Chapter 33J of the Code of Miami-Dade County, all developments are deemed to create an impact and therefore create a demand for increased fire and rescue service capacity. As such, the cost of new facilities should be borne by new users to the extent new uses require new facilities.

To offset the cost, any application for development activity within the Miami-Dade County fire rescue service area will be subjected to the imposition of a fire impact fee. As part of the project's proportionate share of impact fees, MDRF will require the dedication of a two (2) acre parcel of land for the construction of a new fire rescue station to serve the proposed Green City Miami.

The dedicating party will have the right to claim impact fee credits for the dedication of the land by executing a contributions in-lieu of fee form which must be submitted to and approved by the Fire Chief prior to the issuance of any building permit intending to utilize the contribution in-lieu of impact fees.

Economic Impact

Staff used the REMI Model to estimate the economic impact of the project using the proposed project parameters, and the results are summarized in the following table. Staff estimated that the impact of the proposed project on total employment would range from 4,063 to 12,489; the impact on total wages would range from \$265M to \$681M; and the impact on total output would range from \$594M to \$1,658M. The ranges are determined by the degree of competition and substitution in the marketplace. The applicant's estimates were 12,922 on total employment, \$707M on total wages, and \$1,588M on total output, which were slightly above, or fell at the high end of the range on these three economic indicators.

Economic Indicators	Minimum Impact	Maximum Impact	Applicant's Estimates
<i>Total Employment (Individuals)</i>	4,063	12,489	12,922
<i>Total Wages (2015 dollars)</i>	\$265M	\$681M	\$707M
<i>Total Output (2015 dollars)</i>	\$594M	\$1,658M	\$1,588M

Fiscal Impact

Staff used the economic impacts estimated by REMI, financial data for the County from the Comprehensive Annual Financial Report (CAFR), and current population estimate to develop revenue and expenditure coefficients for the County's budget. Applying the applicant's project parameters, the fiscal impact was estimated to fall between \$7.9M to \$8.2M. The applicant's estimate was between \$7.7M to \$13.2M.

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APPENDIX K

Photos of Site and Surroundings

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Application site
Overlooking west onto the application site from SW 167 Avenue



Application site
Overlooking west onto the application site from SW 167 Avenue



Mixed use development
On SW 88 Street south of the application site



Residential development under construction
On SW 88 Street south of the application site



Shopping center on SW 88 Street
South of the application site



Townhome developments east of the application site
Across SW 167 Avenue

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